



Memorandum

TO: Montgomery County Planning Board

VIA: John Carter, Chief, Urban Design and Preservation Division *JAC*
Glenn Kreger, Chief, Community-Based Planning Division
Rose Krasnow, Chief, Development Review Division *RK*
Robert Kronenberg, Supervisor, Development Review Division *RAK*

FROM: John Marcolin, Planner Coordinator, Urban Design and Preservation Division *FM*
Sandra Pereira, Senior Planner, Development Review Division *SP*

SUBJECT: Hearing, Worksession and Action:
Green Space Guidelines for the Silver Spring CBD

Staff Recommendation:

Review the Testimony and Approve the Green Space Guidelines for the Silver Spring CBD

GREEN SPACE GUIDELINES

The development of the Green Space Guidelines represents a creative effort by the Planning Department to assist in implementing the recommendations in the Approved and Adopted Silver Spring CBD Sector Plan. These guidelines are intended to accomplish the following:

- **Create a Green Downtown** – Identify potential sites for large green spaces in accordance with the Green Downtown theme and the Parks, Recreation, Open Space Recommendations (see attached images) of the Approved and Adopted Silver Spring CBD Sector Plan
- **Clarify Design Expectations** - Establish design guidelines for green spaces in accordance with the Sector Plan that recognize the need for flexibility and for creative solutions in community building
- **Address the need for large green spaces** – Enable the creation of large green spaces throughout the various districts of the CBD that are comparable in size and function to the former artificial turf, which was replaced by the new Silver Spring Civic Building
- **Address implementation** – Identify possible spaces and improvements to be used by amenity funds received in lieu of the required onsite public use space, or public facilities and amenities onsite

The attached document is the Draft Report for review and discussion by the Planning Board. In accordance with the Planning Department practice:

- The document will go through final layout, design and production in accordance with the recommendations from the Planning Board

- Editing has been completed for overall tone, organization and consistency
- Illustrations and renderings have been provided that are integral to the recommendations and help tell the story

The text and graphics represent aspirations of the Planning Board and Planning Department. These guidelines do not mandate specific forms and locations for buildings, retail uses and open space, but rather are intended to assist the Planning Board, staff, property owners, County Council, and others during the review of Project Plans, Site Plans and Mandatory Referrals. They illustrate how Sector Plan recommendations and principles might be met, and encourage applicants and public agencies to propose designs that create an attractive and successful public realm. The precise open space designs that will be appropriate in any particular project will, as always, depend on the specific circumstances of the project and the surrounding area.

The Planning Board has already reviewed the Staff Draft of the Green Space Guidelines for the Silver Spring CBD at a round table discussion on April 24, 2008, and at a work session on April 1, 2010. At the discussion, the Planning Board gave approval to circulate the draft document for public review and comment. At worksession, the Planning Board received public testimony and directed that the record be left open for public comment until April 30, 2010. Staff subsequently received additional comments (see attached letters) from property owners as well as additional language from the Environmental Planning Division (see attached Summary of Testimony). All public comments and concerns have been addressed (see attached Summary of Testimony). This second hearing and worksession provides the opportunity for the Planning Board to finalize comments prior to final publication.

Scope of Green Space Guidelines

The document provides potential sites for a large green space, and design guidance for the green spaces follows:

- **Size** – Establish a minimum of 0.5 acres of consolidated green space area, which is similar in size to the former artificial turf site and supported by numerous historical precedents
- **Enclosure** – Provide enclosure on at least three sides to frame the space and provide comfort
- **Visibility** – Allow views into and out of the space for security and interest
- **Connection** – Provide multiple access points, the space must be easily accessible
- **Activation** – Promote activation of the space through surrounding uses and planned activities that will draw people
- **Green** – Create an area that is mostly lawn with some trees for shade

How to Use the Green Space Guidelines

The Green Space Guidelines are intended to assist the Planning Board, staff, property owners, County Council, and others during the review of Project Plans, Site Plans and Mandatory Referrals. They illustrate how Sector Plan recommendations and principles might be met, and encourage applicants and public agencies to propose designs that create an attractive and successful public realm. They do not mandate specific forms.

OUTREACH AND COORDINATION

The Draft Green Space Guidelines were prepared at the request of the Planning Board Chairman. These Guidelines were developed through work with property owners, residents, institutions, and public interest groups. Staff coordinated with the following groups:

- Silver Spring Urban District Advisory Committee
- Silver Spring Chamber of Commerce
- Commercial & Economic Development Committee Silver Spring Citizens Advisory Board
- South Silver Spring Neighborhood Association
- East Silver Spring Citizen's Association
- Meetings with representatives of the Silver Spring area including residents, property owners, developers
- Meeting with Councilmember Valerie Ervin
- Meetings with M-NCPPC Park Development

Continued coordination with property owners, developers and other interested parties is ongoing, and the Planning Board will hear their comments at the hearing.

NEXT STEPS

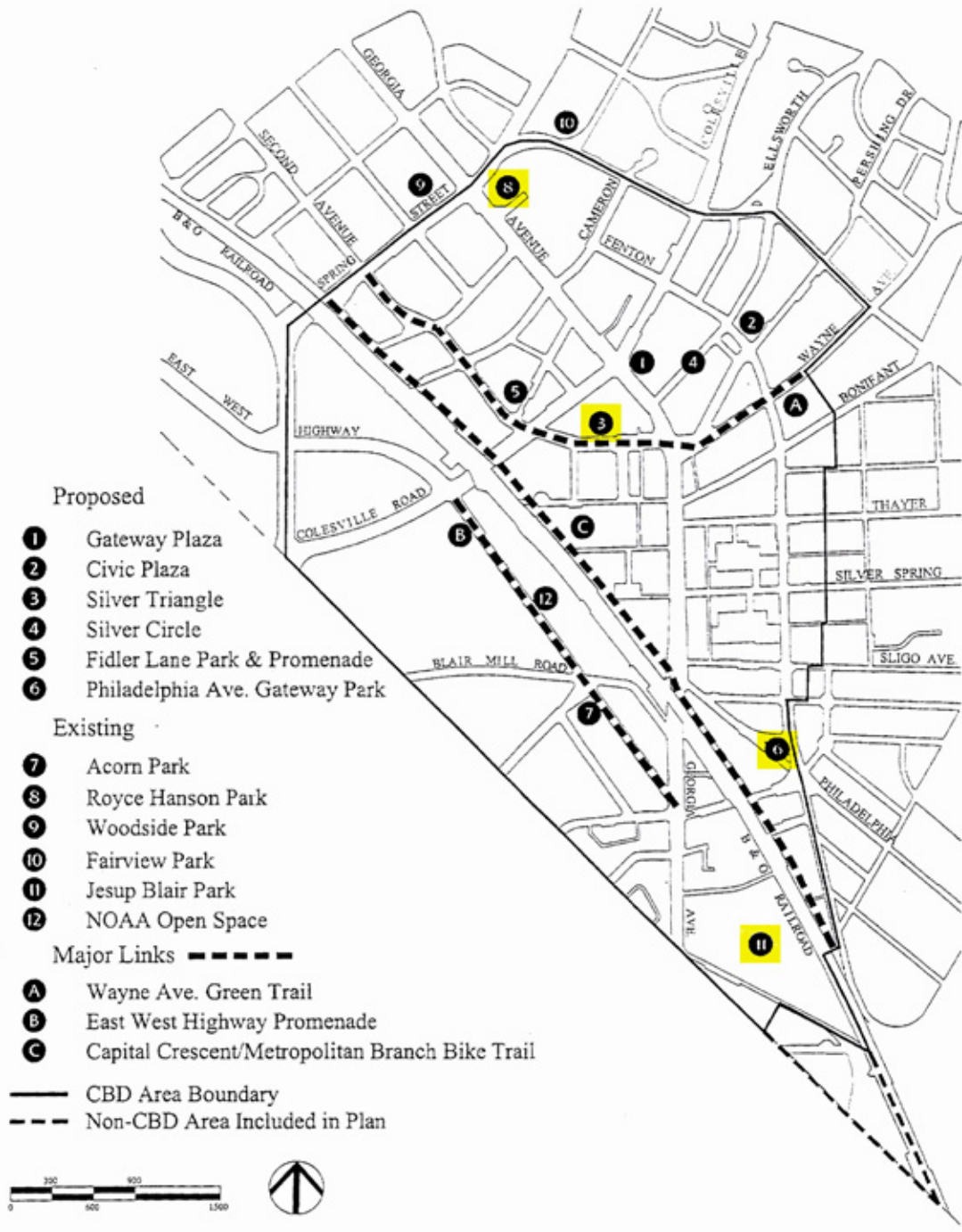
- Approve the Green Space Guidelines for the Silver Spring CBD with all modifications recommended by the Planning Board
- Develop a Resolution that documents the date of hearings, the approval, and any features important to the Planning Board
- Publish the Green Space Guidelines for the Silver Spring CBD

Attachments:

- A. Maps 40 and 41 from Approved and Adopted Silver Spring CBD Sector Plan
- B. Summary of Testimony
- C. Alternative layouts for green space in the Ripley District
- D. Letters received
- E. Green Space Guidelines for the Silver Spring CBD

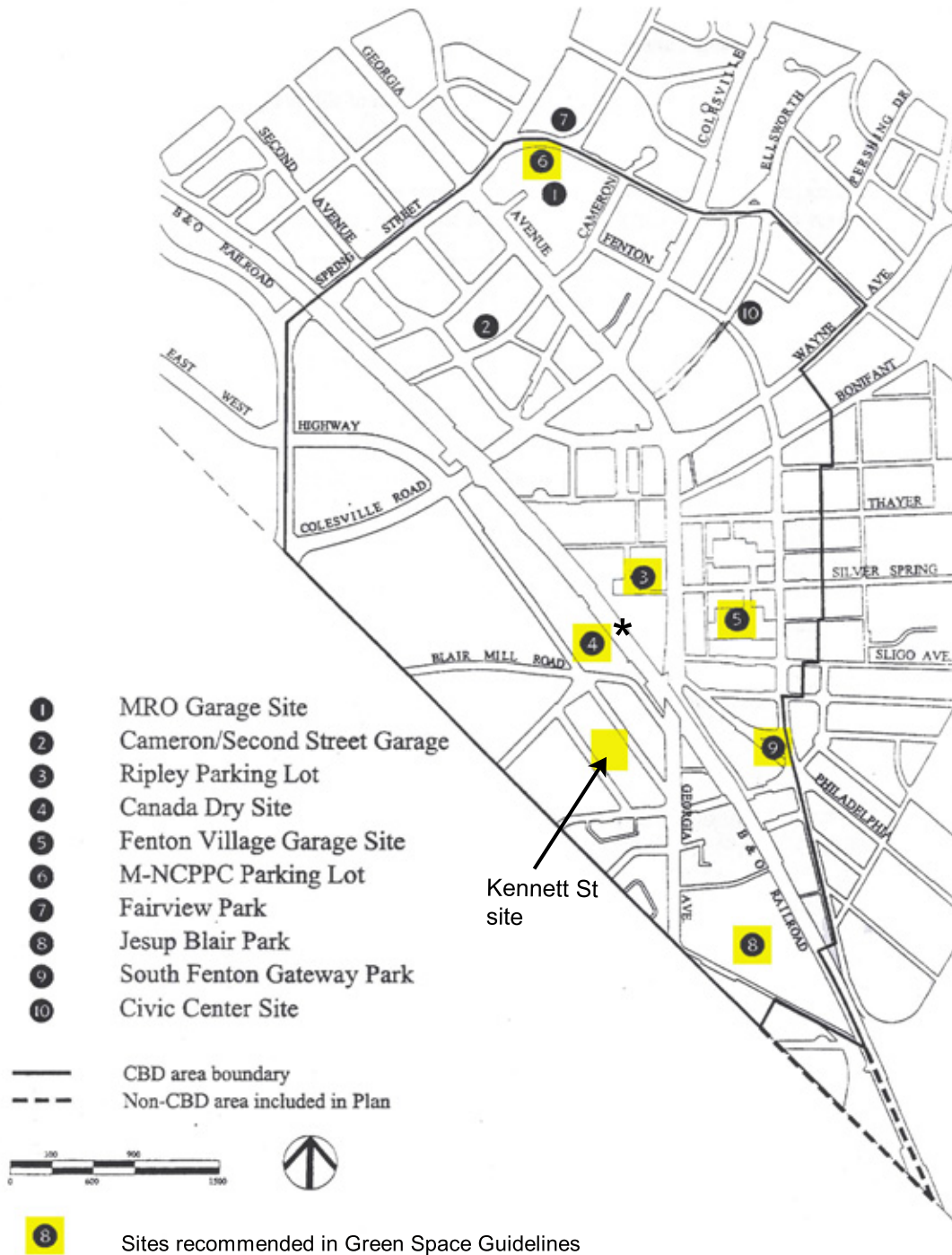
Attachment A

Map 40 Existing and Proposed Parks and Open Spaces



11 Sites recommended in Green Space Guidelines

Map 41 Potential Siting Opportunities for Urban Recreation



* Though not listed in Green Space Guidelines, this site is in close proximity to the Kennett Street site that was designated by the Green Space Guidelines.

Attachment B

Summary of Testimony

The Planning Board conducted a hearing on April 1, 2010, and directed that the record be left open for public comment until April 30, 2010. The following table summarizes the testimony during the hearing and additional comments received, and provides a response to each item.

Issue and Person or Affiliation	Summary of Testimony	Staff Recommendation	Planning Board Action
<p>Green Space Definition & Studio Plaza project</p> <p>Letter sent on behalf of Michael LLC, developer of Studio Plaza on 3/31/2010</p> <p>Bob Hillerson/ Studio Plaza (public testimony on 4/1/2010)</p>	<p>Request to clarify green space definition by specifying what the 50% or more landscaped area applies to.</p> <p>Confirm that the approved project plan for studio plaza is in conformance with the Green Space Guidelines.</p> <p>Request to correct the statement that a public-private partnership may be difficult to achieve for the Studio Plaza site.</p>	<p>Revise the document. Include a statement clarifying that the green spaces should range between 0.5 to 1 acre of consolidated green area, such as lawn. Remove references that green spaces are areas 50% or more landscaped, since this document targets a specific range for the size of the green spaces which is lacking in the Silver Spring CBD.</p> <p>The approved project plan conforms with the Green Space Guidelines. The future site plan application will be reviewed for conformance with the project plan approval.</p> <p>Revise the document. Pg 23, Table 2, row 1, column 'Weaknesses'. Delete the following language "Creating a public-private partnership may be difficult" since the partnership has already been created.</p>	
<p>Intent of the Guidelines & Ripley District site</p> <p>Theo Margas/ Ripley District (public testimony on 4/1/2010 and meeting with Staff on 4/26/2010)</p>	<p>Concern that the guidelines for green space will become mandates over time.</p> <p>Request to make guidelines less prescriptive and more flexible by consider other locations for green space within the Ripley District site that will not necessarily front on Georgia Ave.</p> <p>Request to revise illustration for the green space on Ripley District to show accurate dimensions for lot depth.</p>	<p>Revise the document. Include a preface statement that explains the scope and purpose of the Green Space Guidelines (language proposed beneath this table).</p> <p>Revise the document. Include alternative plan layouts for locating the ½ to 1 acre green space in the Ripley District (see Attachment C).</p> <p>Revise the document. Include a revised illustration for the green space on Ripley District that accurately shows dimensions for lot depth.</p>	
<p>Intent of the Guidelines & Ripley District site</p>	<p>General Concerns:</p> <p>1. Over time, the guidelines will become requirements which strictly control development</p>	<p>1. Revise the document. Include a preface statement that explains the scope and purpose of the Green Space Guidelines (language proposed beneath this table).</p>	

<p>Letter sent on behalf of Theo Margas on 4/30/2010</p>	<p>General Suggestions for preface statement:</p> <p>2. Guidelines are aspirations, not specific requirements</p> <p>3. No consideration to economic feasibility</p> <p>4. No consideration to property ownership; assumptions that properties will be assembled</p> <p>5. Green space should not compromise achievable densities</p> <p>Specific concerns about the Progress Place green space:</p> <p>6. The new green space is shown on private property only</p> <p>7. The size of the green space is greater than 20% of the net lot area</p> <p>8. Inaccurate lot depth south of the park (in reality is narrower than shown)</p>	<p>2. Include language that the Guidelines are aspirations, not specific requirements in the preface statement. The Guidelines illustrate how Sector Plan recommendations and principles might be met. They do not mandate specific forms and locations for buildings, retail uses and open space.</p> <p>3. The Guidelines provide general consideration of higher values for properties adjacent to green spaces.</p> <p>4. While certain illustrations assume assemblage as one potential way to redevelop a site, any proposal will be reviewed given the specific circumstances at the time of the proposal. If properties were not assembled as suggested in the Guidelines, certain recommendations might have to be adjusted to the specifics of the project.</p> <p>5. Staff encourages maximum density on properties. As required by the zoning ordinance, projects developed under the Optional Method of Development must provide a minimum of 20% onsite public use space. The Guidelines do not make any recommendation contrary to the existing zoning ordinance, which would compromise achievable densities.</p> <p>6. Revise the document. Include alternative plan layouts for locating the ½ to 1 acre green space in the Ripley District (see Attachment C).</p> <p>7. Though the rendering shows more than 20% net lot area as green space, it is intended as an illustration of design principles only, not a mandated design for the specific site. Rendering will be revised or removed from document.</p> <p>8. Revise the document. Include a revised illustration for the green space on Ripley District or remove from document.</p>	
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	9. Guidelines must be flexible	9. The Guidelines recognize the need for flexibility. Images and renderings are illustrative only. The preface statement will clearly state the intent and purpose of the Guidelines.	
<p>Intent of the Guidelines and Blairs & Giant Food site</p> <p>Arnold Kohn/ The Blairs & Giant Food (public testimony on 4/1/2010 and meeting with Staff on 4/27/2010)</p>	<p>1. Concern that the guidelines for green space will become mandates over time. Specific concern over the images presented for the Blairs & Giant Food site.</p> <p>2. The guidelines could be construed as recommending removal of existing buildings for construction of green space</p>	<p>1. Revise the document. Include a preface statement that explains the scope and purpose of the Green Space Guidelines (language proposed beneath this table).</p> <p>2. Revise the document. On Pg 32. Revise the first paragraph with the following changes (in <i>italics</i>): “This suburban style strip mall is anchored by a giant Food store, located on East-West Highway, very close to the Silver Spring Transit Center. Its large, under-used parking lot is shared by <i>Giant Food, small retailers</i> and two nearby high rise apartment buildings. The existing CBD-R2 zone allows 1 FAR of commercial development, up to a maximum of 450,000 square feet. One of the many challenges associated with the implementation of this concept is satisfying the lease agreements with current tenants at the site, <i>including Giant Food. For these reasons the green open space will likely occur only at the time of redevelopment of the commercial portions of the Blairs Complex.</i>”</p> <p>Revise the 1st bullet to say:</p> <ul style="list-style-type: none"> • “A large green space (1/2 to 1 acres) [...] at street level [...]”. <p>Pg 23, Table 2, row 3, column ‘Threats’. Add the following language (in <i>italics</i>) “Giant recently renewed 30-year lease and it includes parking lot”</p>	

In response to the testimony received, the Planning Board asked staff to prepare a preface statement that explains the scope and purpose of the Green Space Guidelines. Staff proposes the statement below to be included in the final document.

The Green Space Guidelines for the Silver Spring CBD provide a framework to create the green downtown recommended in the Silver Spring CBD Sector Plan. The guidelines identify potential

sites that could provide large green public spaces and specify design guidelines for how the sites should be developed.

The structure of the planning process follows:

- * Master Plans and Sector Plans – Provide the vision for a specific area*
- * Zoning Ordinance – Establishes the regulations and implementation tools*
- * Design Guidelines – Provide the inspiration and paint a graphic picture of the vision*

The Guidelines are approved by the Planning Board for use in evaluating proposed building projects and other applications. They will provide guidance towards the implementation of public use space and improvements as a result of the Public Use Space and Amenity Fund, and will inform CIP decisions. Ultimately, this study could provide a transferrable methodology for other CBDs in the County, which are faced with similar issues. This study is to have the same status as the Design Guidelines. The Guidelines will be revised to reflect new technologies or field conditions and updated comprehensively at least once every six years.

These guidelines do not mandate specific forms and locations for buildings, retail uses and open space, but rather are intended to provide developers and the public a sense of the types of open spaces that the Board might look for when reviewing projects in the Silver Spring CBD. They illustrate how Sector Plan recommendations and principles might be met, and encourage applicants and public agencies to propose designs that create an attractive and successful public realm. The precise open space designs that will be appropriate in any particular project will, as always, depend on the specific circumstances of the project and the surrounding area.

The Environmental Planning Division provided the following supplementary language to better reflect the environmental benefits of urban green spaces and to expand the tools available to create green spaces.

Add to text on page 13:

Urban green spaces are precious parts of an interlinked environmental system. Environmental functions that can be accommodated can offset the cost of providing some of those functions through other means.

Add as sidebar on page 13:

Environmental Benefits

Urban green spaces can be designed to provide environmental benefits, such as:

- *Stormwater treatment functions that slow and filter water before it enters nearby streams. This:*
 - *Reduces flooding and erosion*
 - *Reduces pollution and recharges groundwater*
 - *Waters landscape planting and trees*
- *Air quality treatment functions that filter particles and produce oxygen*
- *Climate protection functions, such as*
 - *Capturing and storing carbon*
 - *Reducing urban heat island effect*
- *Providing habitat for common birds and insects*

Urban green space design can realize these environmental benefits by including:

- *Rain gardens*
- *Landscaped swales*
- *Constructed wetlands*
- *Planting beds*
- *Porous pavement*
- *Vegetated roofs and walls*
- *Incorporation of native vegetation as habitat for birds and pollinator insect species*

Add to Implementation Section (page 37):

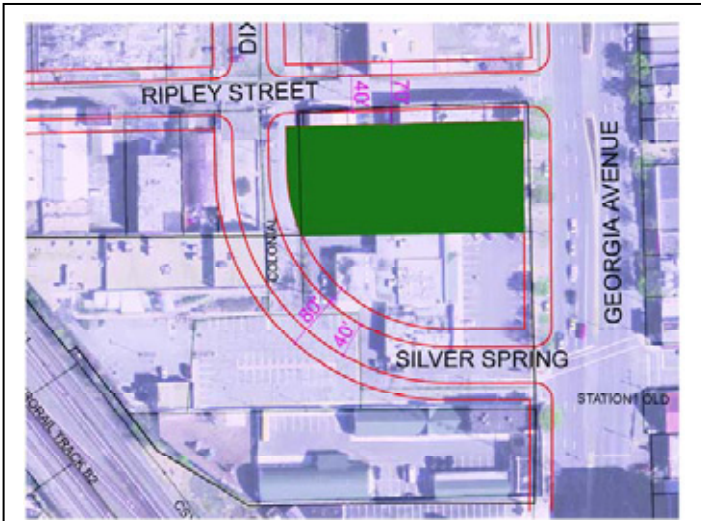
Environmental Guidelines

State law requires all local governments to protect sensitive areas during the planning and development process. The Environmental Guidelines cover the protection of the County's natural resources, such as streams and their buffers, wetlands, steep slopes, and floodplains. It also covers site imperviousness considerations that apply to specific parts of the county. The Guidelines are available online at: montgomeryplanning.org

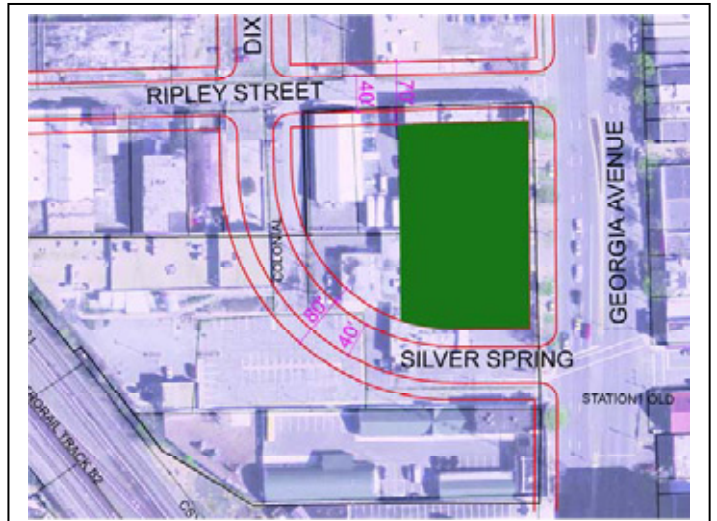
Stormwater Management

Stormwater laws and regulations require Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP). ESD involves a more integrated approach to site design and stormwater management. It is based on first minimizing development footprint and impervious surfaces, then managing stormwater as much as practicable using small-scale methods to treat and infiltrate water close to runoff sources. ESD to the MEP will apply to all new development (subject to grandfathering provisions) including creation of parks and open space.

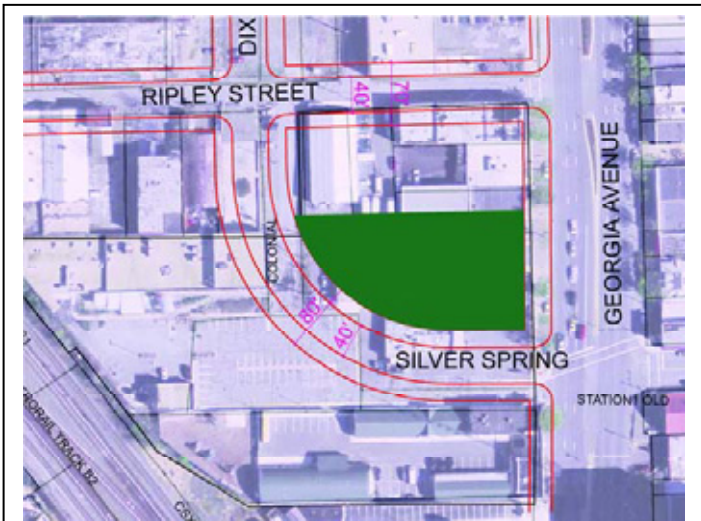
Attachment C



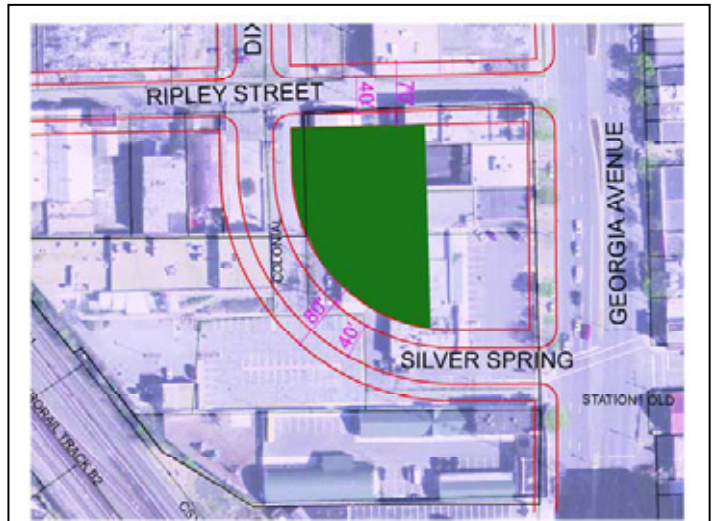
Gross lot Area: 4.22 Acres Net Lot Area: 3.58 Acres
 20% Net Lot = .70 Acres Green Space: .75 Acres



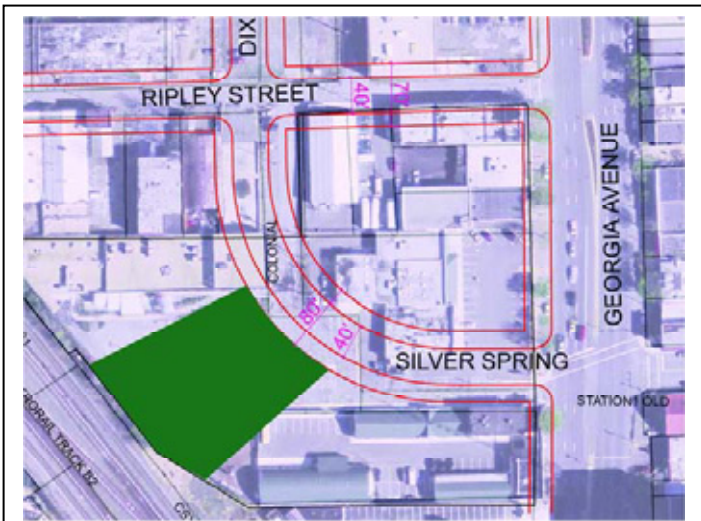
Gross lot Area: 4.22 Acres Net Lot Area: 3.58 Acres
 20% Net Lot = .70 Acres Green Space: .75 Acres



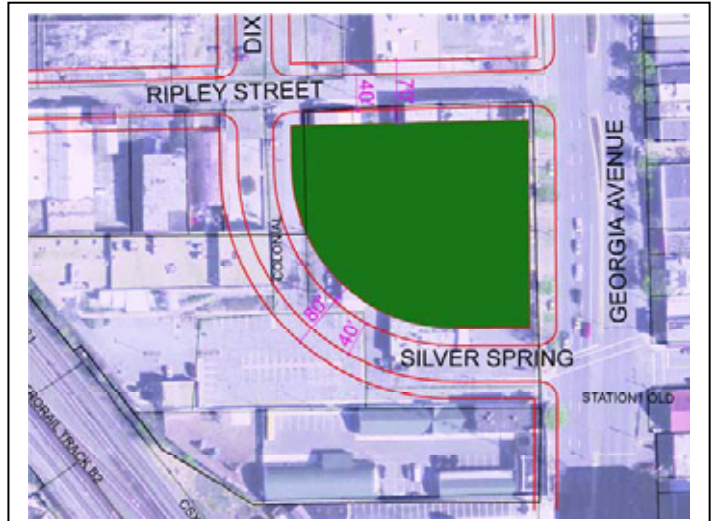
Gross lot Area: 4.22 Acres Net Lot Area: 3.58 Acres
 20% Net Lot = .70 Acres Green Space: .64 Acres



Gross lot Area: 4.22 Acres Net Lot Area: 3.58 Acres
 20% Net Lot = .70 Acres Green Space: .60 Acres



Gross lot Area: 4.22 Acres Net Lot Area: 3.58 Acres
 20% Net Lot = .70 Acres Green Space: .70 Acres



Gross lot Area: 4.22 Acres Net Lot Area: 3.58 Acres
 20% Net Lot = .70 Acres Green Space: 1.23 Acres

Attachment D

LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

March 31, 2010

C. Robert Dalrymple
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bdalrymple@linowes-law.com

The Honorable Royce Hanson
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

*Via E-Mail &
Hand Delivery*

Re: Draft Green Space Guidelines for the Silver Spring CBD (sometimes "Green Space Guidelines" and sometimes "Guidelines") – Agenda Item 3 for the April 1, 2010 Planning Board Meeting

Dear Chairman Hanson and Members of the Planning Board:

Please accept these comments to the Green Space Guidelines on behalf of Michael, L.L.C., owner and developer of the project known as Studio Plaza in the Fenton Village district of the Silver Spring CBD. Studio Plaza is the subject of an approved project plan, Project Plan No. 920070010, approved on September 15, 2009 (the "Project Plan"), for the redevelopment of most of the block bounded by Fenton Street, Silver Spring Avenue, Mayors Lane, and Thayer Avenue, including Public Parking Lot 3 that is discussed extensively in the Green Space Guidelines. Michael, L.L.C. is generally in agreement with the intent and goals of the proposed Guidelines, and, in fact, these draft Guidelines were taken into consideration and addressed with the Project Plan approval for Studio Plaza. In order to avoid any confusion moving forward, however, we are asking that the Planning Staff and Planning Board acknowledge in the Green Space Guidelines that the Studio Plaza project, as approved by the Project Plan, is considered to be consistent with these Guidelines as it moves forward with the implementation stages of the entitlement process.

The lack of any reference to the Project Plan's consistency with these recommendations may result in confusion as Studio Plaza moves forward with site plan approval. Specifically, the draft Green Space Guidelines for the Silver Spring CBD defines "green spaces to be more than 50 percent landscaped with lawn or other pervious surface" but it fails to define what the 50 percent pervious area is applied to. For example, the Studio Plaza approved Project Plan requires that the Public Use Space be at least 23% of the net lot area, or approximately 39,640 square feet. The approved Project Plan however, does not contain 50% of the required Public

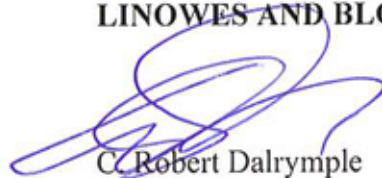
The Honorable Royce Hanson
March 31, 2010
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Use Space as pervious or green. Rather, the central plaza approved with the Project Plan for Studio Plaza does address the need for a large green area in this portion of the Silver Spring CBD. Standing on its own, the central plaza is approximately 21,400 square feet, with approximately 13,800 square feet being "green space" as that term is defined in these Guidelines, or nearly 65% of the central plaza, which is a nominal one-half acre area. Without it being stated clearly in these Guidelines that the Project Plan approved for Studio Plaza is considered to be consistent with the recommendations contained in the Guidelines, it is possible to have an interpretation of the Guidelines that is inconsistent with the approved Project Plan and fatal to Site Plan when submitted. We do not believe that this is the intent of the Guidelines, and believe that the approved Studio Plaza Project Plan conforms to the intent of the Guidelines.

In short, we are requesting that the Planning Staff and Planning Board specifically reference that the approved Project Plan for Studio Plaza is considered to be in keeping with the Green Space Guidelines, thus allowing implementation of the Project Plan consistent with these Guidelines to be assured. Further refining the definition of the 50% requirement would also be beneficial for all other Silver Spring projects in the future. Thank you for your consideration of these comments, and we would be happy to answer any questions that you might have.

Very truly yours,

LINOWES AND BLOCHER LLP



C. Robert Dalrymple

cc: Mr. Glenn Kreger
Mr. Robert Kronenberg
Mr. John Carter
Mr. John Marcolin
Ms. Sandra Pereira
Mr. Robert Hillerson
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April 30, 2010

Chairman Royce Hanson and
Member of the Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Comments on Draft Green Space Guidelines for Silver Spring CBD

Dear Chairman Hanson and Members of the Planning Board:

The following comments to the Draft Green Space Guidelines for the Silver Spring CBD (the "Guidelines") are offered on behalf of Theo Margas, the owner of 2.5 acres in the Ripley District of Silver Spring, in proximity to the County owned Progress Place facility. The area surrounding Progress Place is identified as Area 11 on Figure 2 (page 29) of the Guidelines. We want to take this opportunity to first comment generally on the concept of the proposed Guidelines and then specifically with respect to the Guidelines' recommendations as they relate to the properties owned by Mr. Margas, identified on the attached plan (the "Properties").

I. Guidelines Generally

As Mr. Margas and others expressed to the Planning Board during the discussion of the Guidelines on April 1, 2010, there is significant concern that despite intentions to the contrary, the goals and objectives established in the Guidelines will, over time, effectively become requirements which strictly control the development of certain sites within the Silver Spring CBD, including the Property. It is anticipated that absent countervailing efforts, the Guidelines will be interpreted as an inflexible document, which lack the ability to evolve over time to respond to the ever changing development landscape. This concern is based on the practical reality of how other M-NCPPC drafted "guidelines" have been interpreted and applied over the years.

We were encouraged by M-NCPPC's Legal Counsel's suggestion that the Guidelines (as well as any other guidelines adopted by M-NCPPC) include a prefacing statement which sets forth the purpose and intent of the Guidelines. This prefacing statement should make it clear that, as the Chairman noted, the Guidelines are setting forth "aspirations" and that the aspirations and suggestions set forth in the Guidelines should in no way be interpreted as specific requirements. In this regard, we would recommend that the following concepts be included in the prefacing statement:

1. The Guidelines have been developed without any consideration to the economic implications associated with their implementation. In evaluating the feasibility of a particular recommendation in the Guidelines, the Planning Staff and Board must take fully into account the economic ramifications of complying with a given recommendation.

2. The Guidelines were developed without consideration of the feasibility of achieving certain assemblages or achieving cooperation between property owners. The Guidelines should state that the green space concepts set forth in the Guidelines were developed without consideration of disparate property ownership and that no project should be required to assemble other properties for purposes of providing the noted green space. Further, where an assemblage has not occurred, a project's green space need not be designed to accommodate, in the future, the assembled green space concept envisioned in the Guidelines. To do so requires a property to be dependent upon other properties that may never develop and may compromise the design of the project ready to move forward.

3. While greenspaces are important, the most important factor in creating vibrancy and vitality in urban areas is people – and the only way to achieve this is by providing sufficient densities. Thus, we would encourage language in the preface that notes that green space should be provided in a manner and in locations which in no way sacrifices the density that would otherwise be permitted on a site.

II. Specific Recommendations of Guidelines

We have several significant concerns with respect to the proposed park in the Ripley District identified as the Progress Place green space, which includes portions of the Property. The most critical concern is that the Guidelines indicate that the vast majority of the park to serve the Ripley District area would be located on the Property. More specifically, approximately 60 percent of the overall Property appears to be devoted to the green space, based on Figure 2 of the Guidelines. This far exceeds not only the 20 percent public use space required by the Optional Method of Development but the percentage of public use space that as a matter of practice is often required as part of an Optional Method development application. This percentage of public use space is in and of itself alarming, but it becomes even more disturbing when the perspective drawing of the park on the cover page of the Guidelines, is taken into account. The perspective inaccurately depicts the depth of the lot to the south of the park (left hand side of the page), thus suggesting that a considerably sized building could be constructed on this site. In fact, a building approximately 40 percent the depth of what is shown could be constructed on this portion of the Property. As a result, the perspective erroneously suggests that the density unable to be located in the location of the park could nonetheless be accommodated on the parcel south of the park. The reality is that based on the Property owner's current holdings, the overall density that could be achieved on the

Chairman Royce Hanson and Members of the Planning Board

April 30, 2010

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Property while providing for the recommended green space is only approximately 35 percent of the total allowable density.

While the Progress Place Park as envisioned by the Guidelines may be possible if the entire area surrounding and including the park were owned by the same entity and developed comprehensively, such is not the case. Thus, we believe it is critical that the Guidelines first acknowledge that the proposed Progress Place green space will only result if certain assemblages occur. The Guidelines should also provide that, in the event assemblage does not occur, alternative green space solutions will be acceptable.

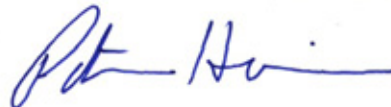
Finally, in considering the desired green spaces throughout the Silver Spring area generally, as well as the specific green space involving the Property, it is important to emphasize that a large green space does not necessarily translate into successful green space. One need only consider the experience with green space/open space in Bethesda. The large green space at Bethesda Center immediately above the Metro Station is grossly underutilized and unless a specific event is being held, the space lacks any sort of vibrancy. In comparison, the small, hardscaped area at the corner of Bethesda Avenue and Woodmont Avenue in front of the Barnes and Noble store is highly successful, full of vibrancy and vitality. One area is small, hardscaped and successful. The other is large, green and for the most part, a failure. We provide this comparison to emphasize that the Guidelines should be flexible in their recommendations.

We appreciate the opportunity to share these thoughts and concerns regarding the Guidelines with you.

If you have any questions, please do not hesitate to contact me.

Sincerely yours,

HOLLAND & KNIGHT LLP

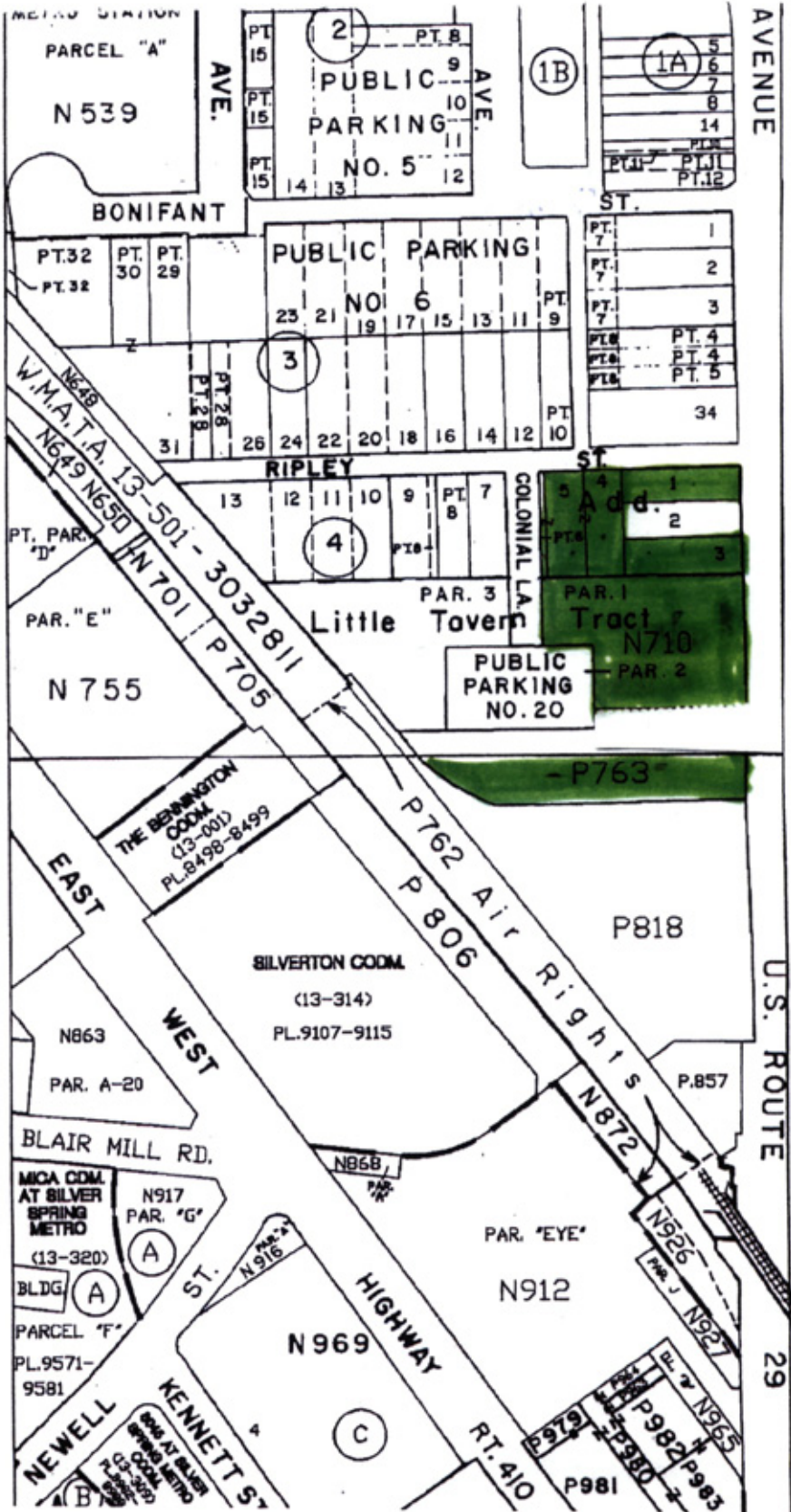


Patricia Harris

Attachment

cc: Mr. Robert Kronenberg
Mr. John Marcolin
Ms. Sandra Pierra
Mr. Theo Margas

NJ



100000

Attachment E



Memorandum

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Chief CBP *HK*
Robert Kronenberg, Supervisor DR *RAW*
John Carter, Chief Design *JAC*

FROM: John Marcolin, Planner Coordinator CBP *JM*
Sandra Pereira, Senior Planner DR *SP*

REPORT DATE: March 19, 2010

SUBJECT: Draft Green Space Guidelines for the Silver Spring CBD

Recommendation: Approval of the guidelines

The draft Green Space Guidelines for the Silver Spring Central Business District (CBD) identifies potential sites that could provide large green public spaces and specifies design guidelines for how the sites should be developed. As the CBD continues to develop the potential for large green spaces continues to decrease.

This document emerged primarily as a response to two sets of circumstances affecting the Silver Spring CBD:

1. The urban form envisioned for the Silver Spring CBD consisting of a hierarchy of green spaces that vary in size, character, and location, and that are linked together by green streets has not yet been fully achieved. The development of optional method projects must be balanced by the provision of significant green spaces at appropriate locations. Recently approved legislation allows such spaces to be provided off-site.
2. The demand for large green spaces appears to be greater than the supply. The demand for such spaces was evident at the Public Hearing for the Silver Spring Civic Building when numerous members of the community opposed to a hardscaped Veteran's Plaza and supported a large, centrally located green open space. In South Silver Spring, the community is also concerned about the lack of useable green spaces and the difficulty in accessing Jesup Blair Park, the largest public park in the CBD. Over 800 new residential units have been approved in this area, which requires planning for green spaces as amenity areas and as relief in the urban fabric.

The guidelines were developed through work with property owners, residents, institutions, and public interest groups and will be used to evaluate specific sites during the regulatory process and park and planning process. Staff requests the Planning Board's comments on the draft guidelines and approval of the final document.

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Introduction

This study will help fulfill the Silver Spring Sector Plan's vision for a green downtown by providing specific recommendations for creating large green spaces. The recommendations will be used to review development proposals, implement the Amenity Fund, and coordinate CIP decisions.

The Plan's vision for a green downtown has not been fully achieved. The Central Business District (CBD) has a limited number of large green spaces, which are distributed unevenly, not connected to each other, and offer minimal environmental benefits. Large green spaces will complement the existing small public use spaces and add to the quality of life envisioned by the Sector Plan.

Existing County policies act as the starting point for this study together with a thorough review of the CBD's existing open space infrastructure.

Case studies from around the world inform the opportunities in Silver Spring including green spaces on top of parking garages, urban stream restoration, property assemblage, and redevelopment of public property through public-private partnerships.

This study provides recommendations for priority sites in the CBD:

- public-private redevelopment of Parking Lot 3 in Fenton Village
- private redevelopment of Giant Food Parking Lot
- public-private redevelopment of land surrounding existing Progress Place in the Ripley District
- private renovation of the stream valley at Falklands Chase, located between East West Hwy, 16th Street and Colesville Road
- private redevelopment of land between Kennett Street and MD 410.

The guidelines will be implemented with a variety of existing tools, including:

- optional method development
- off-site transfer of open space
- Open Space Amenity Fund
- Leadership in Energy & Environmental Design (LEED), and
- Recreation Guidelines.

As the largest CBD in Montgomery County, Silver Spring must balance intense urban development with green space for recreation, visual amenity, and environmental quality. Balancing growth and green space has the potential to generate economic growth, contribute to social well-being and quality of life, and provide recreational opportunities in a high-quality urban environment.

However, green space competes with growth for available land and has a less direct return on investment. Urban development with retail, office and residential uses, has easily quantified, short to medium term returns while green space creation has long term benefits that are more difficult to quantify.

Sector Plan Recommendations

The Sector Plan identifies potential open spaces, major links, and opportunities for urban recreation, which have been incorporated into the Silver Spring Green Space Guidelines. These spaces are intended to vary in size and ownership, respond to their urban surroundings, and accommodate a wide range of activities associated with urban life.

The Plan also highlights the importance of green spaces in the ‘Green Downtown’ theme, recognizing the economic, environmental, and aesthetic benefits of open spaces. It calls for vehicular and pedestrian links that connect green open spaces of varied size, character.¹

Existing Conditions

The CBD’s existing open space network only partly fulfills the Plan’s vision. Environmentally friendly green spaces, which are mostly pervious and landscaped areas that contrast with hardscaped plazas, are limited and not likely to increase since no new parks have been identified.

The CBD does have abundant smaller, mostly hardscaped public spaces developed as part of the public use space requirement of optional method projects, in which 20 percent of the net site area is required as on-site public use space. Unfortunately, this is often achieved by pulling the building back from the street, creating unnecessary interruptions in the street wall that are perceived not as public space, but as the building’s private front yard or entryway. The recently approved amenity fund legislation allows such spaces to be provided off-site within the boundaries of the CBD.

The demand for spaces that give relief from the urban fabric and provide opportunities for enjoyment and relaxation continues to be greater than the supply. At the public hearing for the Silver Spring civic building, the community has expressed the desire for green spaces comparable in size to the former artificial turf site. As build-out continues on increasingly smaller sites, the gap between open space opportunities and demand will increase. Thus, the need to provide significant green space becomes ever more pressing.

The existing green spaces are also distributed unevenly. In most cases, evenly distributed parks tend to be accessible to more people and contribute healthier air and water. The CBD’s largest park, Jesup Blair Park (14 acres), is at the southernmost end of the CBD, not conveniently located for most residents or employees. Large optional method projects provide the potential for large green spaces (e.g. Discovery Garden), but not all large projects have provided large spaces (e.g. Downtown Silver Spring).

Lastly, the existing spaces are unconnected; they are isolated and disjointed rather than forming a part of a larger green open space network. Poor connectivity makes it difficult for pedestrian access and circulation.

In comparison to other CBDs in Montgomery County, Silver Spring is not fully built out, therefore, opportunities remain to address these issues and improve the urban fabric through the design of streetscapes with well defined street walls and green, healthy, high-quality spaces. This document will provide guidelines for creating green spaces that provide visual, recreational, and environmental relief while encouraging pedestrian activities that add to the vibrancy and success of the CBD.

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These guidelines provide a framework to create the green downtown recommended in the Silver Spring CBD Sector Plan. The guidelines identify potential sites that could provide large green public spaces and specify design guidelines for how the sites should be developed. The Green Space Guidelines for the Silver Spring CBD are not intended as regulations that mandate specific forms. The guidelines were developed through work with property owners, residents, institutions, and interest groups. They are approved by the Planning Board for staff use in developing and evaluating proposed building project and

¹ Silver Spring CBD Sector Plan, February 2000, pp. 22-23

other applications, as well as directing the allocation of funds acquired through the Public Use Space and Amenity Fund. They will be revised to reflect new technologies and field conditions.

Finding Urban Green Space

The following examples, local and national, have been chosen to illustrate Silver Spring's particular potential. As Silver Spring becomes denser, surface parking lots could be replaced by underground or above ground garages. Timely design and investment could create public amenities associated with these new parking structures. Reclaimed streams present another opportunity for green open spaces. Likewise, small, individual lots could be assembled for redevelopment that includes setting aside a large open space. Finally, public redevelopment projects can set a precedent to be followed by the private sector.

These examples reflect the need to maximize the use of urban land to achieve the greatest social, economic, and environmental benefits. The value of urban land requires innovative approaches to deal with the diminishing supply of land and the need to accommodate a multitude of uses.

Surface Parking Lots

Redeveloped surface parking lots can be used to create open space, either green urban spaces or hardscape plazas. Placing parking and other facilities underground frees up valuable urban land for public facilities and amenities that enrich the urban environment.

In Montgomery County, some private projects have also placed open spaces over parking facilities especially in CBD locations where allowed densities and natural grade changes make it economically feasible. For example, the Discovery Gardens and the NOAA wave pool sit on top of parking facilities.

Union Square Park, San Francisco, California

Union Square Park, in the heart of San Francisco's downtown, is one of the first urban plazas built on top of an underground parking garage. In 1941, the space was reconstructed with a green urban park above an underground parking garage. In 2002, the park was renovated to include:

- hardscape plaza with landscaped planters
- outdoor café with movable seating
- symphony-sized stage for concerts and theater performances



Union Square Park, San Francisco, California (Source: photos by Rollin Stanley and www.sftravel.com)

Market Square, Alexandria, Virginia

Market Square at the city hall was built in the mid-1960s over a parking garage. The square includes:

- tree planters that also act as sitting walls
- central pool and fountain
- wide paved areas
- civic, residential, and retail uses on all four sides

- Weekly farmers market



Market Square, Alexandria, VA (Source: <http://www.pps.org>)

Post Office Square, Boston, Massachusetts

In 1992, this 1.7-acre park in Boston's Financial District replaced an unsightly three story parking garage with an open green space built over an underground 1,500-space parking garage. Post Office Square is a public-private partnership financed by a non-profit consortium of local businesses. The park's features are:

- lawn surrounded by shade trees
- shrubs and flowers
- vine-covered pergola
- bench seating
- public art and fountains
- 100-seat, four-season restaurant



Post Office Square, Boston, MA (Source: Garvin, 1997 (left photo) & www.pps.org (right photo))

Bryant Park , New York City

The almost 10-acre Bryant Park, next to the main branch of the New York City Public Library in midtown Manhattan, is built over underground library stacks. An extensive renovation in 1990 removed a tall hedge, created new entryways and opened views into the park. A private partnership program maintains, and secures the park. Today the park attracts up to 4,000 visitors a day, and has increased the rental values of adjacent properties. Features include:

- easy access from surrounding streets and public transportation
- one-acre lawn
- fountain
- shade trees and flowers
- Bocce ball court
- four food and news kiosks
- restaurant and library adjacent to the park
- residential and retail uses surrounding the park



Bryant Park in the spring (Source: blog.bryantpark.org)

Reclaimed Streams

Natural stream valleys in urban environments are rare and often degraded, but, if restored, can provide a natural respite to urban dwellers. The natural stream valley in the Silver Spring CBD located at the Falklands Chase Development between East-West Highway and Colesville Road has been degraded by urban runoff. It is a candidate for stream-bed restoration that would include re-grading the stream floor adding rock weirs to prevent erosion, and natural vegetation to replace invasive species. In addition stormwater released into existing stream valleys would be controlled to minimize erosion.

Four Mile Run, Alexandria, Virginia

Four Mile Run and its watershed is a heavily urbanized drainage basin that was channelized in the late 1970s to control endemic flooding. The flooding was controlled, but the engineered channel was cut off from surrounding neighborhoods and eliminated most of the stream valley's natural features. Its restoration plan would return the stream to a more natural state by redesigning the channelized portion to restore aquatic and riparian habitat and open the river to public access through pedestrian paths, bridges, and overlooks, creating a public amenity and naturalized green space.



Existing



Proposed

(Source: Four Mile Run Restoration Master Plan, Rhodeside & Harwell, Inc.)

Donaldson Run Stream Restoration, Arlington, VA

This stream, located in an area of intense urban development, suffered the effects of runoff that destroyed stream habitat, eroded stream banks, and carried sediment and other pollutants to the Potomac River. In 2001, the Donaldson Run Civic Association received Neighborhood Conservation Funding to study the stream and identify potential improvements. In 2006, improvements were made, including stabilization of eroded stream banks, and creating new meanders and step pools to slow flow during heavy rains and high runoff. This restoration saved existing vegetation and trails from stream bank erosion and created pools that will provide habitat for stream organisms. This tributary has become an attractive neighborhood amenity, offering a respite from the surrounding urban environment.



Donaldson Run, Arlington, VA - Before view



After view showing newly installed step pools

Property Assembly

Assembling properties can create larger, unified open spaces. For example, the Galaxy project in Silver Spring, a public-private partnership, assembled 8 parcels and a public parking facility, which enabled the creation of a large plaza, approximately 20,000 square feet, through the optional method of development. Several sites in the Silver Spring CBD, characterized by multiple ownerships, could benefit from property assembly, the challenge is to find and acquire these limited and expensive urban parcels.



The Galaxy Project in South Silver Spring

Public Redevelopment Projects

Public projects can set the standard for the private sector to follow by implementing the latest policy, guidelines and direction sought by Montgomery County. Public projects offer the opportunity to incorporate green space into the design. Public libraries draw large numbers of people every day, providing a critical mass to fill and activate a green space, as well as support surrounding retail uses. For example, the new library at the Rockville Town Center was built as part of a public-private partnership that included a central green and surrounded by retail uses with residential units located on the floors above.

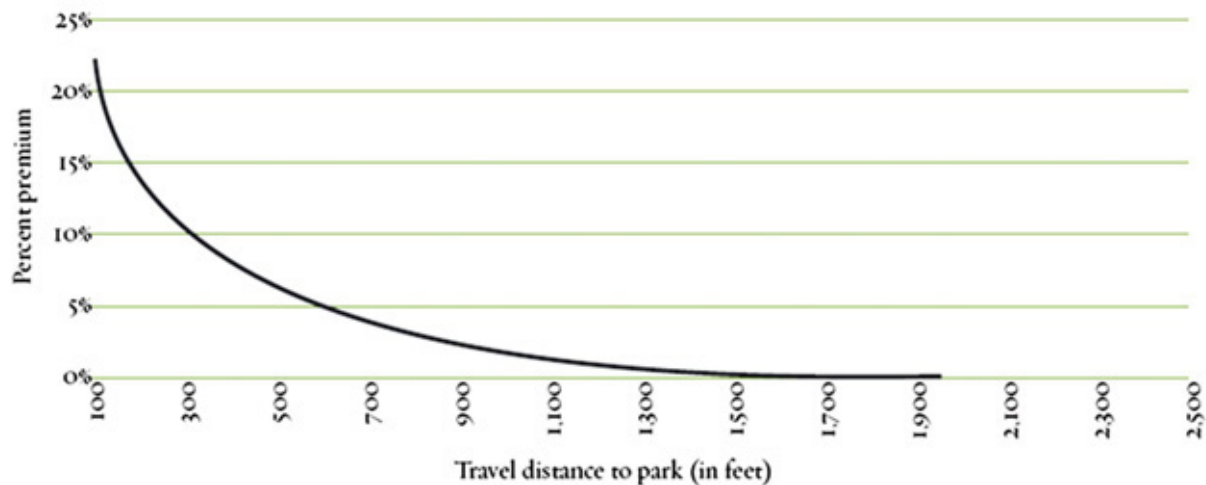


Green Space at a Public Library (Source: www.Rockvillemd.gov)

Valuing Urban Green Space

Urban parks can bring economic benefits to surrounding neighborhoods and increase property values. The qualitative effects of urban space are visible and experienced by users everyday: respite, recreation and socializing. Even land that seems to generate no direct revenue through development spins off quantitative economic benefits. “An analysis of approximately 30 studies found a positive impact of 20 percent on property values abutting or fronting a passive park area.”² In contrast, many property owners consider a large green open space in central business districts to be a “waste”. Examples from around the country, however, demonstrate that urban green spaces do indeed add economic value to their neighborhoods.

The phenomenon of higher land values for properties near parks is not new. In 1873, Frederick Law Olmsted observed that real estate values adjacent to Central Park in New York City were significantly higher than similar properties in other wards. To the present day, research supports the assertion that real estate values are consistently higher for properties within walking distance of a park.³ In Dallas-Fort Worth, a study indicated that property value increases with proximity to parks.



Impact of 14 neighborhood parks on adjacent neighborhoods in Dallas-Fort Worth, Texas⁶

Replacing a parking garage with a park above underground parking in Boston’s Post Office Square increased adjacent land values while providing a graceful green center to a crowded commercial district⁴. “It’s as if the buildings were pulling up to the park like campers around a bonfire”⁵. According to architect and city planner, Alex Garvin, “...businesses want to be located where people want to be and as a result the value of that property goes up”⁶.

² *Sunshine, Soccer and Success: An Assessment of the Impact of Municipal Parks and Recreation Facilities and Programs on Business Activity on Texas*, The Perryman Group, Waco TX, 2006

³ *The Impact of Parks and Open Space on Property Values and the Property Tax Base*, John L. Crompton, Texas A&M University, 2004

⁴ Steve Lerner & William Poole, *Open Space Investments Pay Big Returns*, Land and People, Spring, 1999

⁵ Boston Globe Architecture critic Robert Campbell, quoted in Lerner & Poole.

⁶ Ibid.



Post Office Square: Before



After

Bryant Park has also been an economic engine for the surrounding neighborhood. Its \$18 million renovation included new library stack space under the park, removing a barrier hedge around the park, and adding new entryways, a restaurant, and newspaper and coffee kiosks. Today, the park is visited by over 4,000 people a day.⁷ As a result, it has sparked economic growth along Sixth Avenue where “rents in the area are climbing, and office space is hard to come by”.^{ibid}



Bryant Park: Before



After

Likewise, in Spartanburg, South Carolina, the Flagstar Corporation included a traditional park with flower gardens, lawns and benches in their corporate headquarters. The park spurred a downtown renewal and CBD property values were found to have increased 325 percent between 1983 and 1993.^{ibid} Even in a small town setting with relatively low densities, public open space can have economic benefits.



Town Square, Spartanburg, SC

⁷ Steve Lerner & William Poole, *Open Space Investments Pay Big Returns*, Land and People, Spring, 1999

Parks proximity has also increased land values in Montgomery County. In the Kentlands, properties surrounding the Kentland Park have a higher per square foot dollar value. A similar correlation is observed for the large open space-recreation area in the King Farm.

Land Assessment (Dollars per Sqft)



The impact of a neighborhood park in the Kentlands on surrounding land values (M-NCPPC, Research and Technology Center)

Land Assessment (Dollars per Sqft)



The impact of a neighborhood park in the King Farm on surrounding land values (M-NCPPC, Research and Technology Center)

Parks and green open spaces may also attract tax-paying businesses and residences to communities by creating a higher quality of life.⁸ Quality of life is ranked as one of the top priorities by corporate CEOs and small business owners for choosing a business location.⁹ The success of businesses in technology, R&D, corporate headquarters and service sectors is often “dependent on their ability to attract and retain highly educated professional employees. The deciding factor of where these individuals choose to live is often the quality of life in the geographic vicinity of the business”.¹⁰

Parks and green open spaces play a vital role in establishing quality of life in central business districts which in turn can attract and help maintain the businesses and employees critical to economic vitality. When Boeing Corporation chose to relocate their headquarters to Chicago rather than Dallas-Fort Worth or Denver, they cited Chicago’s greater quality of life for their employees, including the city’s open space system.

Property owners are often concerned about the cost of maintaining and securing a park. In Bryant Park, local business owners, who contributed to the upkeep of the park, observed that rents in adjacent buildings increased dramatically after the park was redesigned and secured. As one of the organizers of the Bryant Park revitalization said: “If building owners and the agents help protect urban open space they will be more than paid back for their efforts, both in increased occupancy rates and in increased rent – all because their building has this attractive new front yard.”¹¹

⁸ Lerner & Poole, 1999

⁹ *Economic Impacts of Protecting Rivers, Trails and Greenway Corridors*, National Park Service, Rivers, Trails and Conservation Assistance. Washington, D.C. National Park Service, 1995, 4th ed. 7-3

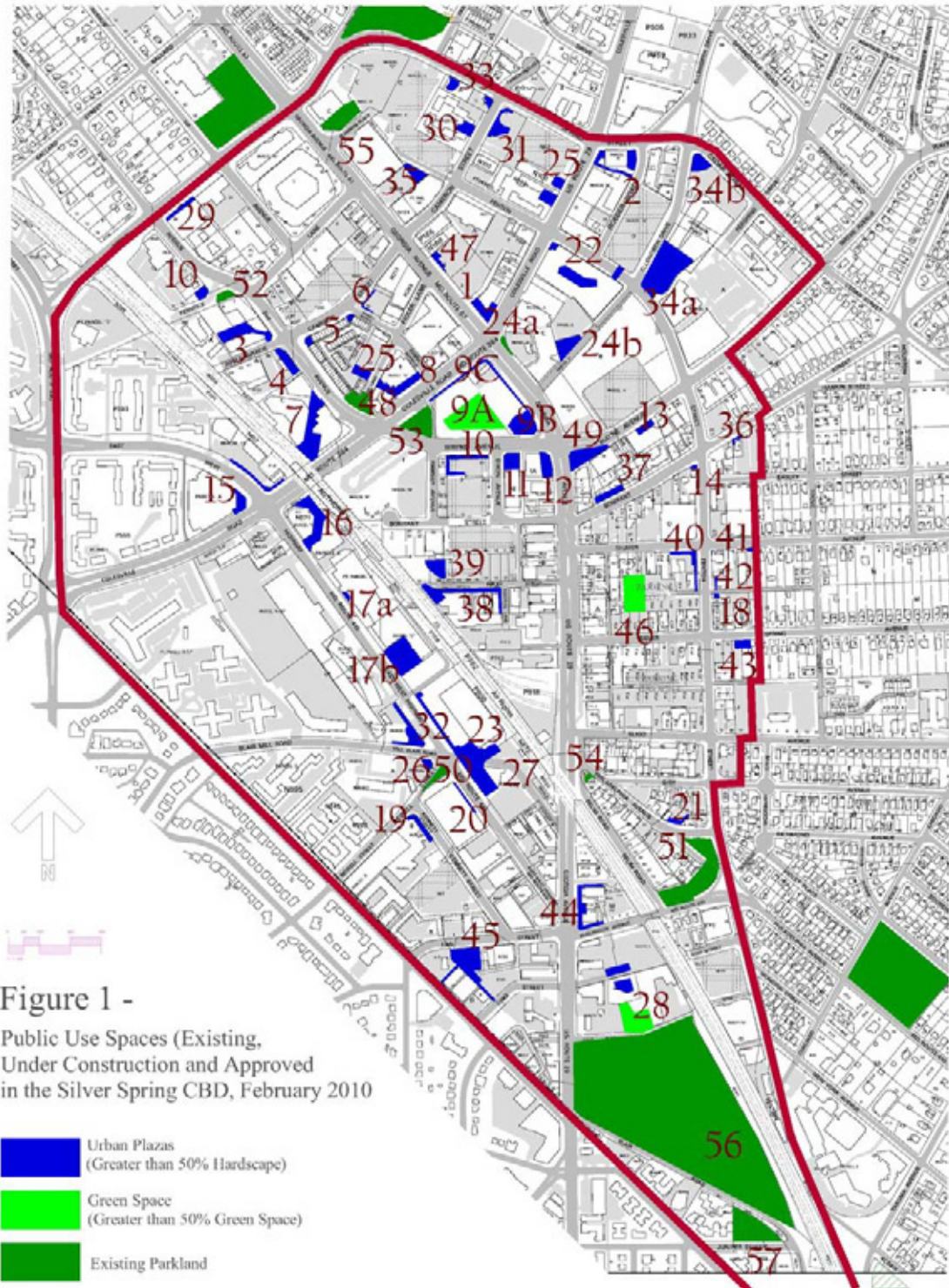
¹⁰ John L. Crompton, 2004

¹¹ *Ibid*, pg 28.

Urban Green Space in Silver Spring

Approach

An inventory (Appendix 1, Table 1) of Silver Spring CBD's public open spaces shows that they vary in size, character, location, and amenities. A distinguishing characteristic of green spaces is the use of lawn and landscape areas. Some serve obvious recreational purposes while others are more decorative. The inventory shows that the number of recreational green spaces in the CBD is limited.



This study focused on open space/public use space and divides it into urban plazas and green spaces based on the amount of hardscape (or impervious surface) versus green space (or pervious surface) in each site. All public use spaces are not green spaces.

Green spaces are more than 50 percent landscaped with lawn or other pervious surface. Depending on their size, they are likely to host active recreational activities, and provide greater environmental relief from the urban fabric. In the CBD, there are only a few green spaces larger than a half acre. The largest is Jesup Blair Park (No. 56 on Figure 1), located at the southern tip of the CBD.

Urban plazas are more than 50 percent paved. In the Silver Spring CBD, examples of urban plazas include the Silver Plaza (No. 24b on Figure 1), and Silver Spring Metro Plaza (No. 7 on Figure 1). Some public parks, such as Royce Hanson Park, also fall into this category.

Findings and Analysis

The inventory is more than a list, it is a tool to understand the types of open spaces that exist in Silver Spring, their character and distribution. Key highlights on the size and number of open spaces and parkland are:

- 57 open spaces covering 32.61 acres
- 47 public use space developed by the private sector versus 10 publicly-owned parks
- 15.30 acres of public use space (existing, under-construction, and approved) by the private sector versus 17.31 acres of parkland
- the average of all open spaces is 0.57 acres
- the average public use space created by private projects is 0.32 acre, while public parks average is 1.73 acres
- the median for all open spaces is 0.24 acres
- the median for public use space created by private projects is 0.24 acres , while the median for parkland is 0.26 acres.

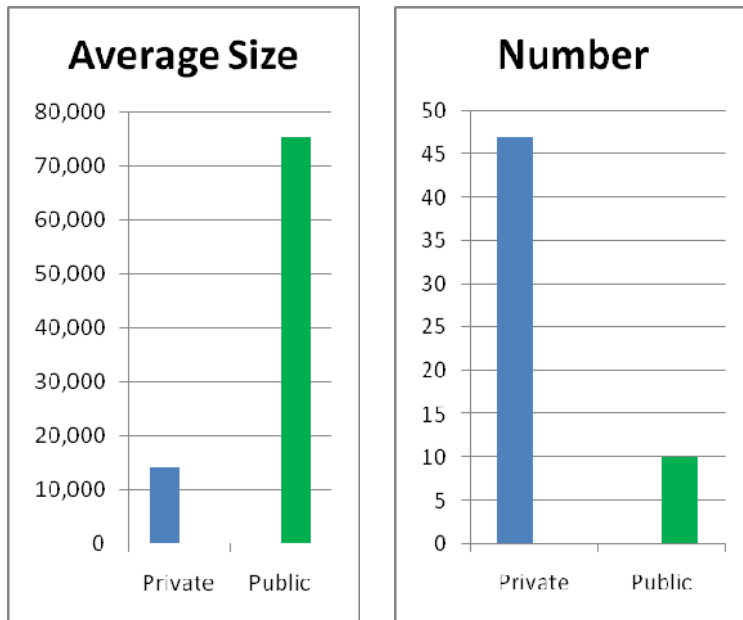
Two factors skew the average size of open spaces. One is the 14-acre Jesup Blair Park, much larger than any other public use space in the CBD. The other is the data source which consists of all public use space approved by the Planning Board with a given application, not necessarily the plaza or green space alone. Generally, applications receive credit for all combined public use space provided onsite including streetscaping and scattered open space. In order to obtain a more realistic value, the outlier Jesup Blair Park was eliminated and the average becomes 0.33 acres. Also, the results were less distorted when the median size was calculated rather than the average. The median size is closer to ¼ acre or 10,000 square feet, which reflects the trend towards smaller, scattered public use spaces instead of large consolidated green spaces in Silver Spring.

Key findings on the amount of green area versus hardscape plazas:

- Most public use space is hardscaped rather than green (47 versus 10).
- The largest consolidated area of green space (parkland) is Jesup Blair Park (14 acres).
- The largest consolidated area of private green space at Discovery Headquarters (70,295 square feet).

Key findings on the location and distribution of public use spaces:

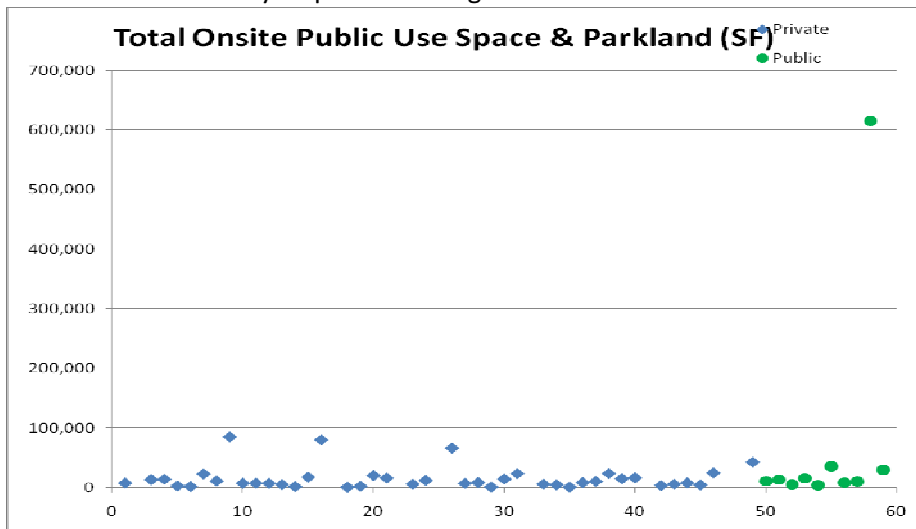
- Most public use spaces are west of Georgia Avenue and in the Core area, defined in the Sector Plan.
- Fenton Village has no significant public open space.

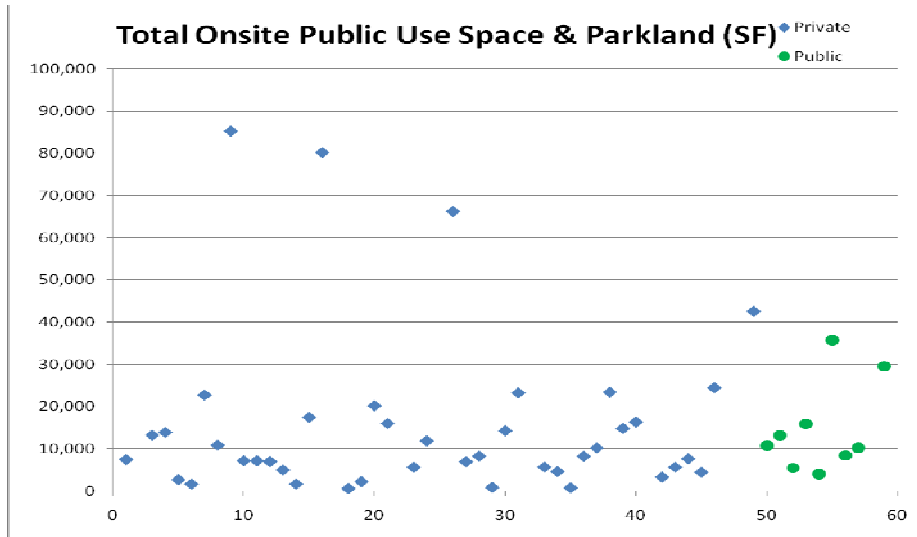


The inventory and mapping highlight several patterns:

- the number of privately developed open spaces is greater than public parkland (47 versus 10)
- public parkland is limited mostly because the cost of urban land is a deterrent for public land acquisition
- the CBD has many privately developed open spaces created through the Optional Method Development in which developers gain density bonuses in exchange for public amenities, such as privately owned and maintained public use spaces.

Existing green spaces are limited and unevenly distributed. The single largest consolidated area of green space (Jesup Blair Park) is located at the southern tip of the CBD. The remaining spaces are mostly hardscape plazas, developed and maintained by the private sector for the public use. Though smaller, these are more evenly dispersed throughout the CBD.





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The County’s current legislation, guidelines, and plans for open spaces, parks, and urban areas (listed below) make long-range and site-specific recommendations, countywide or for particular areas of the county. However they often lack implementation measures. These guidelines suggest ways to implement some of the existing policies specifically in the Silver Spring CBD.

- General Plan Refinement of the Goals and Objectives for Montgomery County (1993)
- Park, Recreation, and Open Space (PROS) Master Plan (2005)
- Countywide Park Trails Plan (1998)
- The Approved and Adopted Silver Spring CBD Sector Plan, (2000)
- Recreation Guidelines (1992)
- Parks for Tomorrow (1998)
- Legacy Open Space (LOS) Functional Master Plan (2001)
- Countywide Urban Park Plan (under development by the Department of Parks)

Recommendations

The CBD has sites that could accommodate large green spaces, which are the most scarce and difficult to implement. Currently, the CBD does not have any large green spaces, except for Jesup Blair Park at the southern tip of the CBD and the Discovery Garden, which is enclosed by a fence. The spaces proposed in this report will help achieve the desired urban form for the Silver Spring CBD with a hierarchy of green spaces linked by green streets. They will complement the existing public use spaces and add variety to the CBD’s predominantly hardscaped plazas. These recommendations guide the review of public and private projects, and direct the allocation of funds acquired through the Public Use Space and Amenity Fund.

Design Principles

The large green spaces should be developed following urban design principles that have emerged from current best practices and historic precedents.

Size

The large green spaces recommended are at least 0.5 acre similar in size to the former artificial turf site (0.64 acres) at the intersection of Fenton Street and Ellsworth Drive, where the future civic building will be located. Although the artificial turf site was rejected in favor of civic center that includes a grand hall, landscaping, and outdoor skating rink, it was popular and merits further study.

Historic urban spaces confirm that the turf site happened to have close to ideal proportions. Staff examined specific examples of open spaces in Africa, Europe, and the United States (Appendix 2), and found a similarity in shape and size. They are often rectangular and between ½ and one acre.

The European precedents were built following similar sizes and shapes. The forum at Pompeii is 0.61 acres, the Roman forum Timgad in northern Africa is 0.53 acres. The 4th of November plaza in Perugia, Italy, built over an original Roman forum, is 0.78 acres and has a close parallel in the artificial turf field that once existed in Silver Spring, MD.

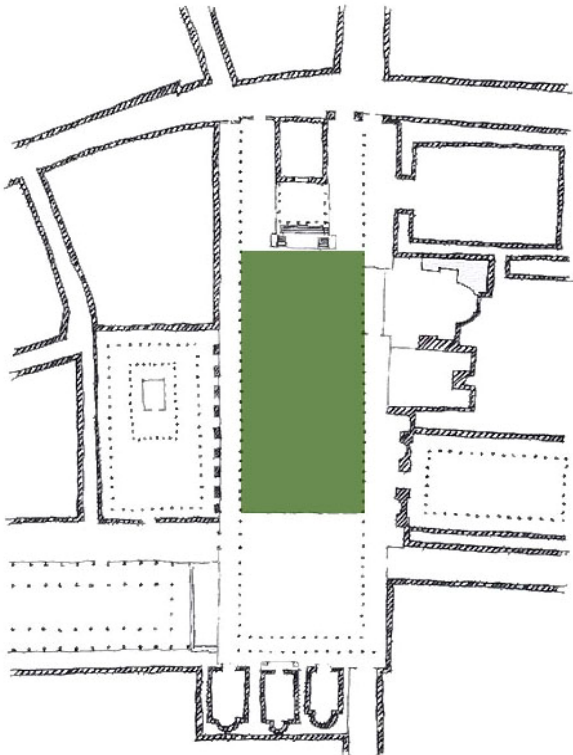
According to Camillo Sitte, the Roman forum was intended to act as a theater, where activity in the open center space could be easily viewed from the edges and balconies. This supports the observation made about similarly sized spaces in America; they are large enough to allow individual anonymity but small enough to allow easy recognition of someone on the other side of the plaza. A space of this size also works for shows and activities.

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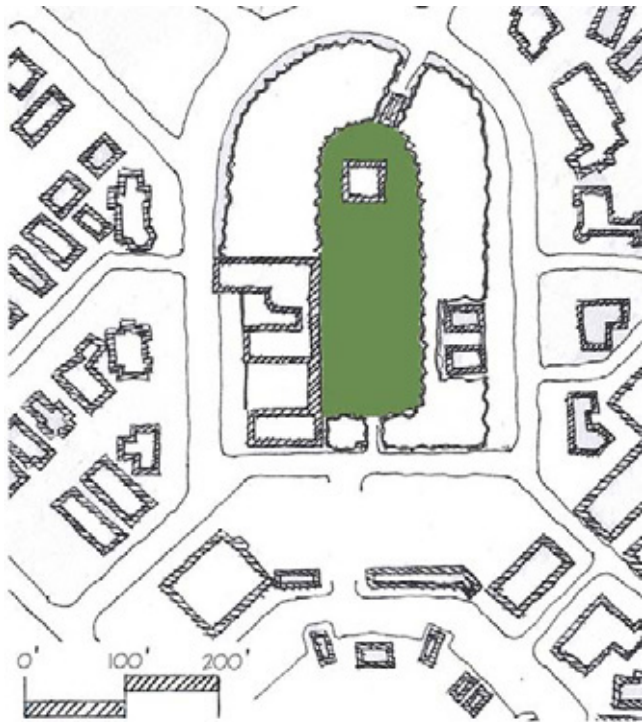
Jan Gehl, a planner from Copenhagen who has done considerable work on livability in cities, states in his book, *Life Between Buildings*, that at about 325 feet people start to become recognizable as individuals, a range he refers to as the social field of vision. At distances of 250 feet to 325 feet, it is possible to determine gender, approximate age and the activities they are engaged in. It is also possible to recognize people based on their clothing and manner of walking. The distance of 250 feet is the minimum dimension for spectators to view sporting events, whereas a greater distance makes it difficult to see what is going on. At distances of less than 100 feet one can begin to perceive people as individuals; facial features, hair styles, age and persons only met infrequently can be recognized. It is interesting to note that many of the open space precedents examined in this study have dimensions that fall within this approximate range of 250' x 100'; 250 feet being the range of minimum distances required to adequately view sporting events or performances and 100 feet being the minimum distance required recognize an individual person. This dimension forms a space of approximately 0.57 acres in size.

Examples of green urban spaces that have achieved considerable levels of success in North America were also explored (Appendix 2 and 3). Though the numbers vary immensely from 1.90 acres at Mount Vernon Square, Baltimore, MD to 7.85 acres in Washington Square, New York, NY, there are green spaces similar to the size and configuration to the forums and piazzas mentioned above. For example, the open space in Seaside, Florida, is a very close approximation of the forum in Pompeii in size, shape and height of surrounding buildings.

Santa Fe Plaza in Santa Fe, New Mexico and O'Donnell square in Baltimore are comparable in size (.73 and .61 acres respectively) and are both well-used open space, activated by shops and restaurants around the edges.



Forum of Pompeii: approx. 0.61 Acres



Atheneum at Seaside, FL: approx. 0.61 Acres



Although there is no single size required for a successful green space, historic precedents indicate that plazas of a roughly rectangular shape between one half and one acre can be effective open spaces in



Piazza 4th Novembre, Perugia, Italy. Built over original Roman forum. Approx .78 Acres



Artificial Turf at site of Silver Spring Civic Center: Approx .64 acres



urban settings. Human scale has not changed over time, validating the use of historic precedents to illustrate design principles relevant for today.

Enclosure

The green spaces proposed should have a degree of enclosure created by a building wall or street edge on at least three sides. Bryant Park is enclosed by the library building wall on one side and the three remaining sides have street edges with a continuous building wall. These enclosures frame and contain the space. All of the examples discussed above have a high degree of enclosure.

Continuous street walls provide enclosure and a sense of comfort for pedestrians, and also help make the street distinct. People are attracted to places that have clearly delineated edges and limited openings, in other words, outdoor “living rooms,” well defined spaces characterized by street walls.¹²

¹² Suburban Nation: the Rise of Sprawl and the Decline of the American Dream, Duany, Plater-Zyberk, Speck, North Point Press, New York, New York, 2000, pp 74-75

When the continuous facades of the street walls are broken by too frequent openings, the enclosing and comfort-giving effect of the street wall is violated. Similarly, public use spaces are often designed without a sense of enclosure, but rather conceived as a foreground or entryway to a building. The net effect is a streetscape characterized by a sense of placelessness that derives from the lack of boundaries or definition.



Illustration of Building pushed back 20' plus to accommodate Public Use Space

Visibility

The green spaces need to be visible from surrounding streets for security and interest. A visible space is more likely to be used than a hidden one. The former artificial turf site in Silver Spring was highly visible from the surrounding streets and had no obstructions to the views into and out of the park. In a way, it was an extension of the sidewalk. In Bryant Park actions were taken to actively improve visibility and access by limbing up trees, removing hedges, and adding new entryways in order to attract users and discourage illegal activities.

Connection

Any successful green space must be connected and easily accessible with multiple access points to surrounding streets and sidewalks, mid-block connections, and proximity to transportation. New York City's Central Park exemplifies this principle by having numerous access points on every side of the park, and by efficiently accommodating various transportation modes including cars, buses, bikes, and pedestrians. This park is within walking distance to various transit and bus stops, which helps to draw a larger and more diverse user group.

Activation

Activating a site with surrounding uses and planned activities contributes to an active space. Union Square Park is surrounded by retail, hotel, and theaters that draw people to the area and encourage them to use the park as a destination or as a cut through. Bryant Park hosts numerous events and activities throughout the year that activate the space. The Park at Post Office Square benefits from the restaurant and coffee shop within the park, which complements activities at the park. Artwork and water features that draw the eye and create ambient sound also add activation.

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A new park in a blighted community will not, on its own, renew that neighborhood. Green spaces are only as successful as the neighborhoods they are located in. Jane Jacobs noted that successful parks are characterized by residential, retail and office uses located around them, which generate a mix of park patrons at different times of day. In addition, parks should be located where focal points of city life "... cry out for close-by neighborhood parks or public squares." She adds that successful sites are common meeting places that add character to their neighborhoods. The sites recommended for green open spaces in these guidelines fulfill these goals.

Green

A successful green space ought to be green. At least 50 percent of the space should be landscaped, lawn and pervious with trees, flowers and shrubs to create shade and interest. Several reasons support this recommendation. The first is the obvious fact that an area in lawn allows activities that the same area paved in stone, brick or asphalt won't accommodate, such as picnicking, sun-bathing or kicking a ball around with one's children. It is hard to imagine the activities listed above taking place at Post Office Square if the lawn were replaced with asphalt.



Green Lawn at Post Office Square; Boston, Mass : If the Lawn were Asphalt

Greenery has been shown to have a beneficial effect on physical and psychological health. Surgical patients have been shown to recover quicker.¹³ A Dutch study found that green space plays a positive

¹³ *The Benefits of Parks, Why America Needs More City Parks and Open Space*, Paul Sherer, The Trust for Public Land, 2006

role in reducing stress and restoring a sense of physical and mental well being.¹⁴ The health benefits of nature, living near a city park, an agricultural area or a forest had an equally wholesome effect.¹⁵ Third, green space can create an environmental benefit in urban environments by ameliorating the heat island effect, helping filter rainwater that would otherwise run off into storm drains, and providing wildlife habitat.

Overall, green open space in an urban environment bestows human physical, emotional and environment benefits.

Site Analysis and Recommendations

Various sites in the Silver Spring CBD match the principles described above they have been prioritized based on their potential to provide a large green space. Prioritized sites are described with conceptual illustrations that are not meant to show or restrict how the sites will be developed.

Table 2 Strengths, Weaknesses, Opportunities, and Threats (SWOT Analysis) of Recommended Sites

Map Key	Site Description	Potential Users	Strengths	Weaknesses	Opportunities	Threats (Challenges)
1	Parking Lot 3, between Thayer and Silver Spring Avenues	Fenton Village residents, employees, and visitors	Large consolidated area, County ownership, core of Fenton Village	Creating a public-private partnership may be difficult; locating successful retail on interior street	Mixed-use development around a large green space with underground parking; retail fronting the green space; public-private partnership	Parking needs during construction of parking facility; financial investment required; economy not conducive to large developments at this time
2	Parking Garage 4, between Silver Spring and Sligo Avenues	Fenton Village residents, employees, and visitors	Large consolidated area; County ownership; core of Fenton Village; County is seeking a partnership to redevelop large dilapidated parking structure	Creating a public-private partnership may be difficult; existing parking structure would be demolished to create green space	Mixed-use development around a large green space with underground parking; retail fronting the green space; public-private partnership	Parking needs during construction; financial investment required; economy may not be conducive to large developments at this time
3	Giant Parking lot on East-West Highway	Residents, employees, and Metro users	Large consolidated area; surface parking—no structures to demolish; surrounded by large numbers of existing residential units; close to the Silver Spring Metro	Underused land in prime location; limited street access and visibility; no existing street frontage, though new streets will provide both visibility and street frontage	Dense, transit-oriented, mixed-use development – central green space framed by buildings with ground floor retail and residential/office above; underground parking or aboveground structured parking	Parking needs of shopping center during construction; Financial investment; land assembly; Giant recently renewed 30-year lease
4	Whole Foods	Residents,	Surface parking –	No street	Underground parking	Parking needs

¹⁴ *Morbidity is Related to a green living environment*, Maas, Verheij, de Vries, Spreeuwenberg, Schellevis, Groenewegen, Journal of Epidemiology and Community Health, December, 2009, Vol. 63, No. 12

¹⁵ Cited in Sherer

	Market Parking Lot	employees, and visitors in the CBD Core	no structures to demolish; large consolidated area in CBD Core; adjacent to Civic Building	frontage except for Wayne Avenue; additional street access will have to be incorporated into design; Privately owned	structure and above-ground green space; complement recreational uses at adjacent Civic Building; transition between residential neighborhoods and CBD retail fronting the green space	during construction; financial investment required
5	Parking Lot on Lee and Cohen properties	Employees, Metro users	Located a block away from Core; aligned with Fidler Lane; access points to Fenton Street and Georgia Avenue	Cost of land may prohibit acquisition of site; parcels under separate ownership	Mid-block green connector aligned with Fidler Lane; pedestrian connection to Metro; retail fronting the green space	Parking needs during construction; financial investment required
6	Existing stream valley at the Falklands	CBD, D.C., and adjacent communities' residents	Natural stream valley; last vestige of natural environment in the CBD	Streambed erosion due to stormwater runoff from existing impervious surfaces must be mitigated; enclosure by existing garden apartments may create perception of a private park	Stream valley restoration and preservation; a truly natural park in a dense urban environment	Creation and maintenance of a public park on private land; historic designation may prevent redevelopment
7	Discovery Garden	Residents, employees, and Metro users	Large public green space; located at the core of the CBD; a block from the Silver Spring Metro; southern exposure	Enclosed by a fence with gates; no activating uses; not perceived as public	Edge treatment to better activate street and increase its perception as public space; removal of fence enclosure to make Garden open to the public	Owner concerns for safety and maintenance if fence is removed
8	Land between Kennett Street and East-West Highway	South Silver Spring residents, Discovery employees, and visitors	Total site is 1.75 acres; plans on DHCA-owned parcel to build a pedestrian street with possible vehicular access; over 800 new residential units in immediate vicinity	Multiple ownerships	A green park could be incorporated with a mixed street as an amenity; retail fronting the green space	M-NCPPC to negotiate land purchase from multiple owners; requires land assemblage
9	Existing self-storage facility on	Residents of South Silver	Adjacent to D.C. boundary line; single ownership;	CBD periphery; existing structures to be	Gateway to South Silver Spring; gathering area for	Business relocation; availability of compatible space

	Newell Street	Spring, and D.C.	good street frontage, access and visibility	demolished and businesses relocated	D.C. and CBD	
10	Land at the intersection of East-West Highway and Fenton Street	Residents of Fenton Village and adjacent residential community	Edge of the CBD; across from Fenton Urban Park	Multiple-ownership; existing structures to be demolished	Gateway to the CBD and Fenton Village; addition to the existing park; adjacent lots can be assembled to form large park; transition to the adjacent residential communities	Multiple-ownership and land assembly
11	Land surrounding Progress Place	Future residents of the Ripley District and users of surrounding retail	Direct access and frontage off Georgia Avenue; centrally located in the CBD; M-NCPPC and private ownership	Existing structures to be demolished; single access point from Georgia Avenue otherwise bound by CSX tracks and buildings; noise from tracks	in the Ripley District; potential site of a large mixed-use development; retail fronting the green space	Large site with single access from Georgia Avenue may compound traffic; relocation of Progress Place
12	Silver Place	Residents of adjacent communities, M-NCPPC employees	Site mostly owned by M-NCPPC located at the northern edge of the CBD	Existing structures to be demolished and businesses accommodated during construction; peripheral location in the CBD; proximity of two existing parks (Fairview and Woodside)	Underground parking structure and above-ground green space as the central element of a mixed-use development with office, retail, and residential; state-of-the-art LEED facility; setting the standard for new development in the County; public-private partnership; northern gateway to CBD	Financial investment; community resistance to a large mixed-use project on the edge of the CBD and adjacent to residential neighborhoods
13	Jesup Blair Park	students, residents, commuters	Large size; recently renovated; programmed uses	poor access and connectivity; located at the southern tip of the CBD; lack of activating uses; a suburban model	Regional draw; potential captive audience; proximity to future potential metro stop; southern gateway to CBD	Lack of existing adjacent retail; edge of CBD; poor access due to existing barriers (Rt. 29, railroad, fences)

Criteria developed to prioritize the thirteen recommended sites reflect the design principles and include:

- number of residential units within 800 feet of the site or a 3 minute walk
- proximity to existing parks
- ease of access and connectivity

- ease of implementation
- proximity to transit
- whether it serves the district

Some the criteria considered additional factors. For example, ease of access and connectivity considered existing or proposed barriers such as fencing, busy streets, dramatic grade changes: views into and out of the site; number of physical access points to the site and mid-block connections; and adjacency to existing or future trails.

Each site was ranked from one to five on each category, with one fulfilling the category to the least extent and five to the greatest. The sites with the highest total points are designated the top priorities.

Several assumptions are established with this ranking system. The higher the number of residential units within 800 feet of the site (less than a five-minute walk), the greater the demand and need for a green space, and the ranking would be five. Proximity to another park is ranked one, since the desired urban form calls for evenly distributed green spaces in the CBD, and besides two green spaces close to each other might compete. Ease of implementation takes into account factors like ownership, current uses, estimated financial costs, and current market conditions. This factor appears to be the most volatile and difficult to estimate.

Table 3 Ranking of the potential sites for large green spaces

Map Key	Green Space/ District	No. residential units within 800 feet (existing and approved)	Proximity to existing parks	Existing and Potential Connections	Ease of Implementation	Proximity to mass transit	Serves district	Score
1	Parking Lot 3	1626	< 800'	5	5	< 800'	1	25
	Fenton Village	4	5			5		
3	Giant Food Parking Lot	2150	No	4	2	< 800'	1	21
	West Silver Spring	5	4			5		
11	Progress Place parking lot	716	No	4	3	800'	2	20
	Ripley District	2	4			5		
6	Falklands Stream Valley	1382	No	3	5	1400'	1	19
	West Silver Spring	3	4			3		
8	Lots between Kennett Street and East-West Highway	1776	No	5	1	2500'	1	17
	South Silver Spring	4	4			2		

10	Fenton Village Gateway Park	550	Yes	5	5	2200'	1	16
	Fenton Village	2	1			2		
12	Silver Place	1605	Yes	4	4	2400'	1	16
	North Silver Spring	4	1			2		
4	Whole Foods Parking Lot	835	Yes	5	1	< 800'	1	15
	Core	2	1			5		
9	Newell Street Self-Storage	1776	No	3	1	2600'	1	15
	South Silver Spring	4	4			2		
7	Discovery Gardens	351	No	3	1	< 800'	1	15
	Core	1	4			5		
5	Lee and Cohen	1834	Yes	2	1	1300'	1	13
	Core	4	1			4		
2	Parking Garage 4	867	Yes	4	2	1600'	1	13
	Fenton Village	2	1			3		
13	Jesup Blair Park	200	No	2	1	3800'	1	10
	South Silver Spring	1	4			1		

The top priority sites (Parking Lot 3 , Giant Food parking lot , land surrounding Progress Place , the stream valley at Falklands, and lots between Kennett Street and Route 410 are large enough and well-located to meet the demand for a large green space in each of the CBD neighborhoods, which currently have none.

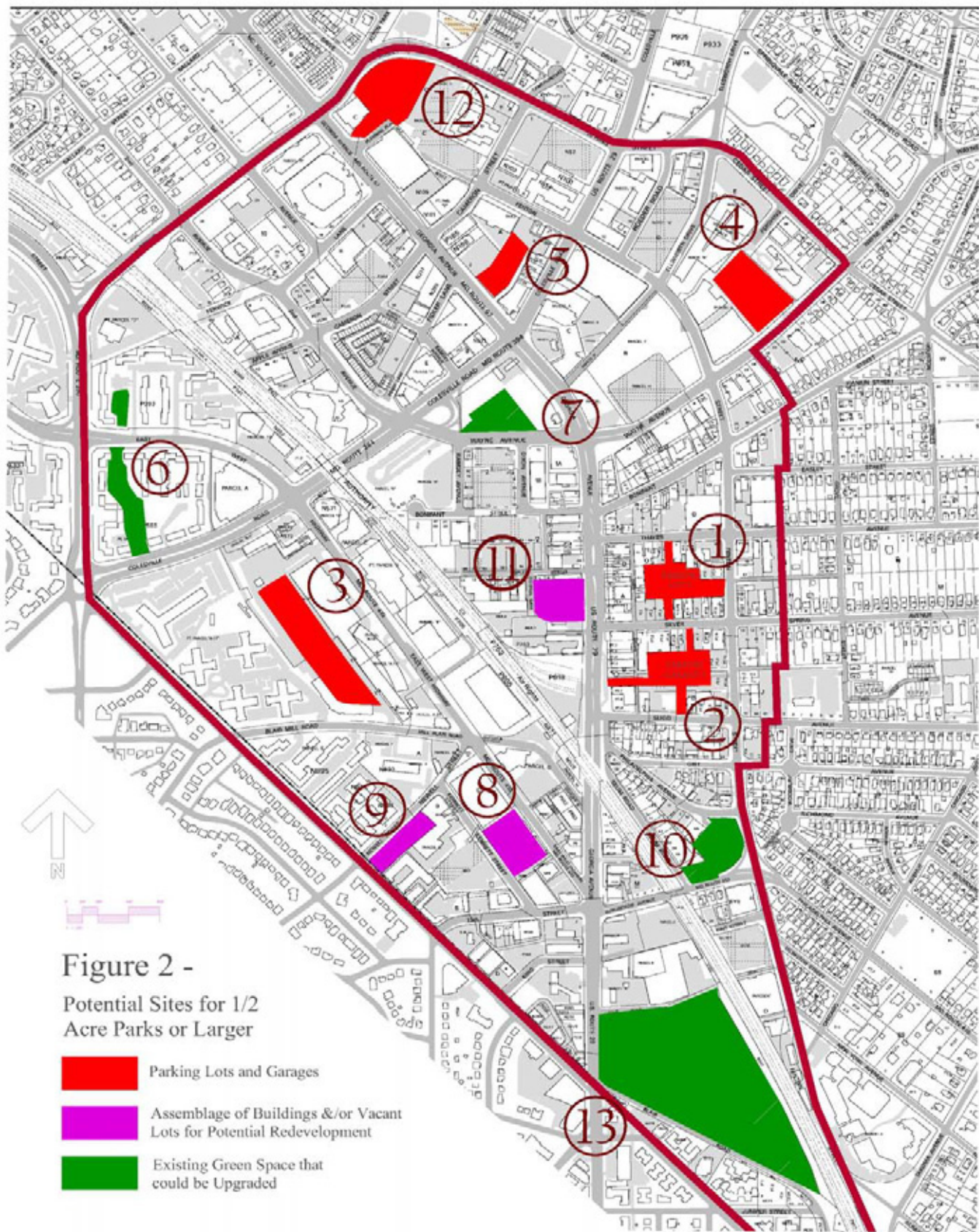
The lowest priority sites include Jesup Blair Park due to the recent renovations and low number of residential units within the immediate vicinity; Parking Garage 4 in Fenton Village due to the proximity of Parking Lot 3 and the difficulty of implementation. The Discovery Gardens has few residential dwelling units within 800 feet and has implementation challenges. The Parking Lot for the Lee and Cohen properties are too close the intersection of Georgia Avenue and Colesville Road, where other more intense uses are appropriate. It is also near two existing parks (Fairview Park and Woodside Park) abutting the northern CBD edge.

A separate ranking was also calculated without the criteria 'ease of implementation' to eliminate the volatility of the results and not to tie the priorities to specific market conditions (Appendix E). But the ranking did not change dramatically. The five priority sites would still be the same. Only the stream

valley at the Falklands ranked lower and tied with the Whole Foods parking, the self-storage facility on Newell Street, and Discovery Gardens. The lowest priority sites would still be Jesup Blair Park, Parking Garage 4, Silver Place, and Fenton Village Gateway Park.

When the priority sites are mapped (Map 3) with the existing open spaces in the Silver Spring CBD, the resulting open space system becomes a hierarchy of well-distributed spaces linked by existing and proposed bike trails.

The recommendations and visionary concepts for the top five sites are consistent with existing and potential sites, major links, and potential opportunities for urban recreation in the Silver Spring CBD Sector Plan.



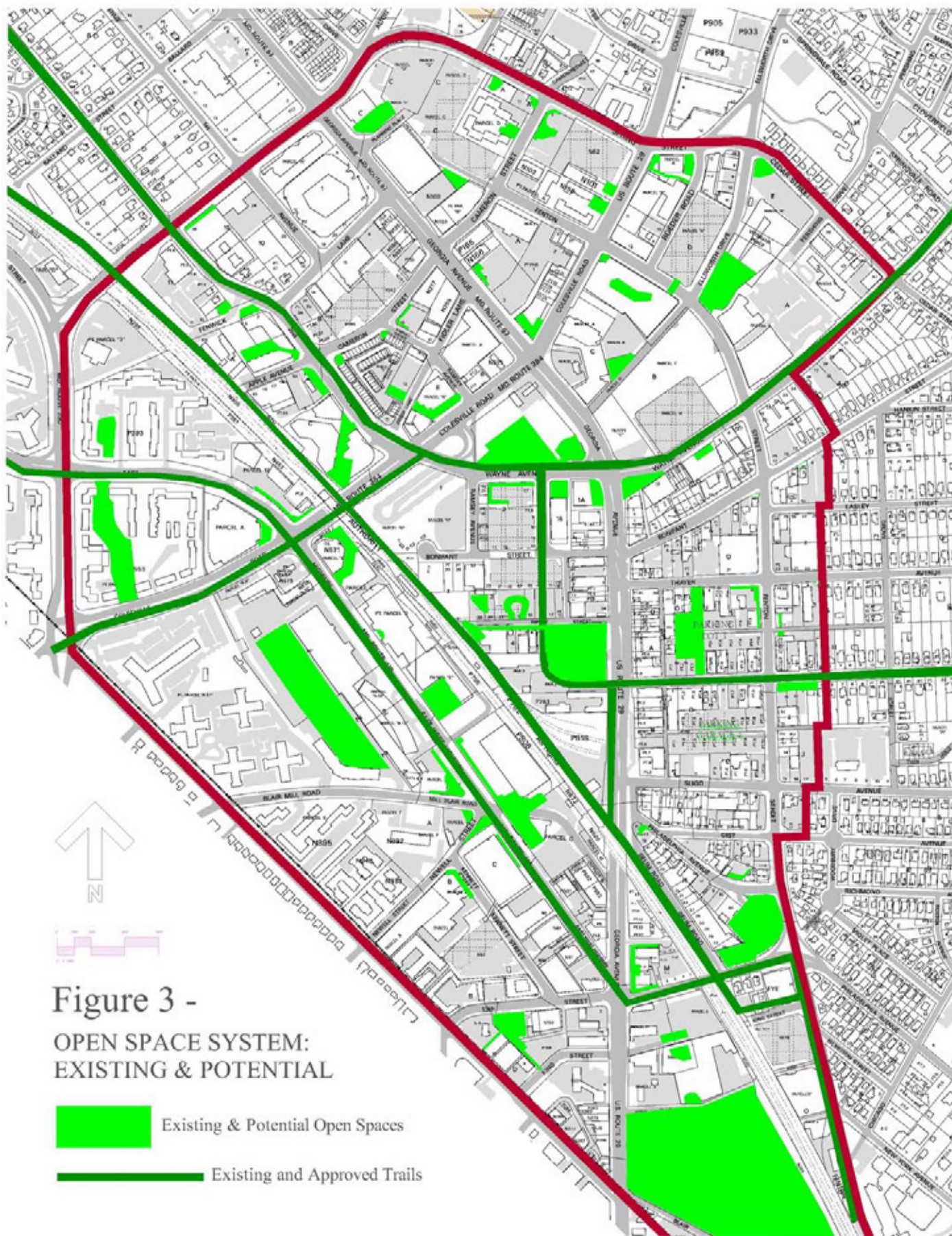


Figure 3 -
 OPEN SPACE SYSTEM:
 EXISTING & POTENTIAL

- Existing & Potential Open Spaces
- Existing and Approved Trails

Parking Facilities

Parking Lot 3, Fenton Village

An approved optional method project plan, known as Studio Plaza, would redevelop this County-owned surface parking lot between Thayer Avenue and Silver Spring Avenues into a mixed-use development. The project illustrates a public-private partnership where developers gain access to publicly-owned land in exchange for creating a significant public amenity that is integral to the proposed development.

Critical elements of this concept include:

- a half-acre community green at street level
- activation by surrounding retail and office/residential uses above
- midblock vehicular, pedestrian, and bicycle access, consistent with the Sector Plan (p.65)
- all public and private parking will be placed below the green with a percentage of the green as pervious surface.



Montgomery County Parking Lot 3 - Existing



Montgomery County Parking Lot 3 – Potential layout

Giant Food Parking Lot, South Silver Spring

This suburban style strip mall is anchored by a Giant Food store, located on East-West Highway, very close to the Silver Spring Transit Center. Its large, under-used parking lot is shared by two nearby high-rise apartment buildings. The existing CBD-R2 zone allows 1 FAR of commercial development, up to a maximum of 450,000 square feet. One of the many challenges associated with the implementing this concept is satisfying the lease agreements with current tenants site.

Critical elements of this concept include:

- a large green space at street level activated by surrounding retail and office/residential uses above
- a new street grid that extends Draper Ave and divides this super block into a well-connected, walkable environment, as recommended by the Sector Plan
- parking below ground that takes advantage of the existing grade. If above ground, parking hidden or “wrapped” by residential and retail space.



Giant Food Store Parking Lot– Existing



Giant Food Store Parking lot – Potential layout



Potential layout – Giant Food Store at existing location with green in the foreground.

Reclaimed Streams

Falklands Chase Stream Restoration

A natural stream valley exists within the Falklands Chase garden apartment complex, designed according to Garden City Movement principles. The designers made an effort to respond to the character of the land by preserving the existing stream valley while fitting the apartment buildings around the existing topography with minimal disturbance.

The stream valley still exists today and is the last vestige of the natural environment that once existed throughout the area. It is a valuable natural asset in the CBD should be preserved and restored, as the stream bed has become degraded over the years from deep scouring by excessive storm water runoff. Stormwater management upstream should be reviewed during planning phase. Critical elements of this concept include:

- large natural green space surrounded by garden apartments
- new connections to East-West Highway and Colesville Road
- expansion of the stream valley renovation into the north parcel that will include an additional large green space



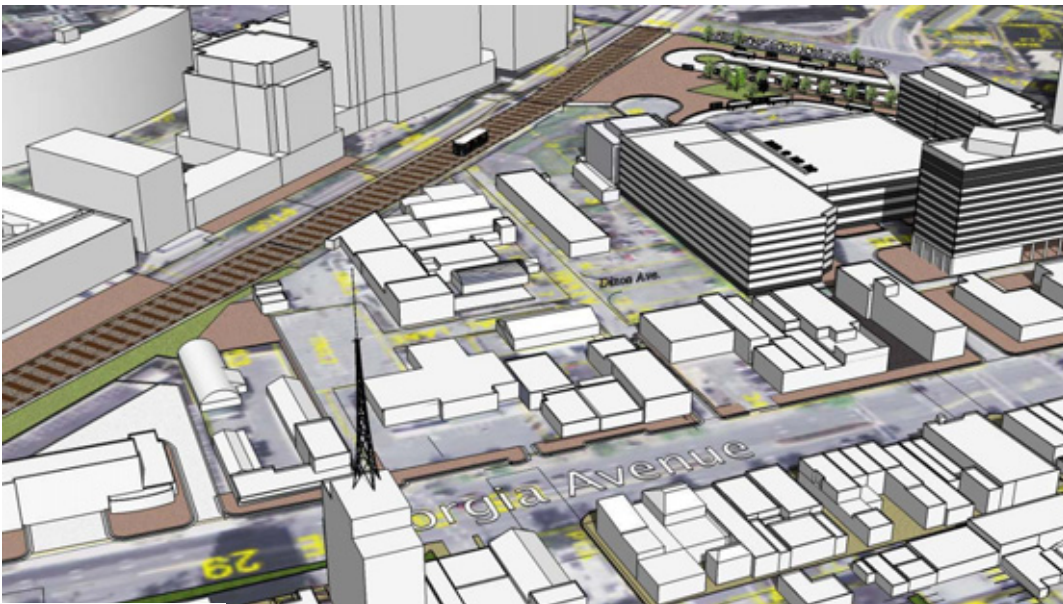
Falklands Chase - Site of Proposed Stream Restoration

Property Assembly

Land Surrounding Progress Place, Ripley District

The Sector Plan envisions the Ripley District as a revitalized, mixed-use district with its primary focal point a high-density commercial development organized around an open space. It will connect Georgia Avenue and East West Highway with bike trails and pedestrian routes (p.45). Currently this district does not have a large open space. Two large mixed-use residential projects with more than 600 dwelling units are approved on Ripley Street just to the north. A park would serve this immediate residential population as well as workers in the Ripley District. Critical elements of this concept include:

- large green space surrounded by mix-use buildings
- new connections to surrounding streets
- excellent visibility from Georgia Avenue
- activation by ground floor retail



Existing



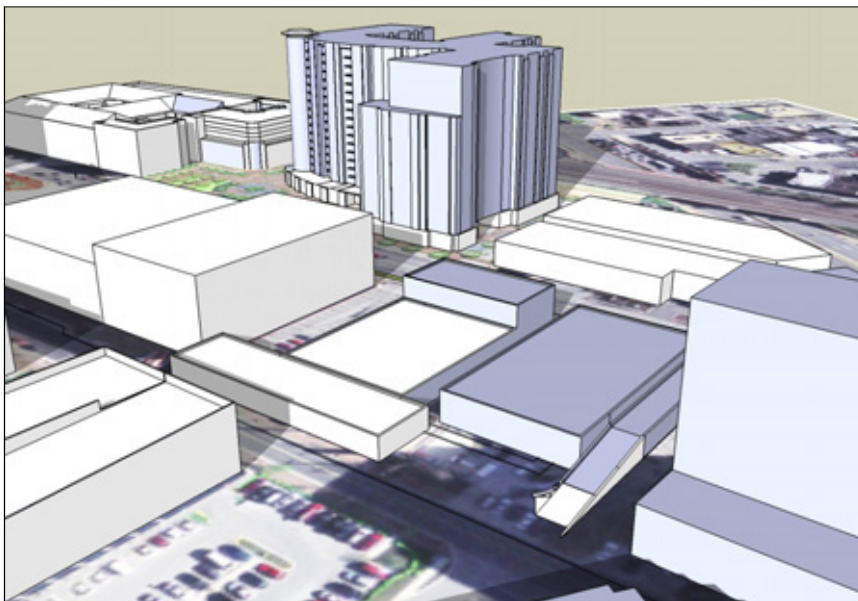
Potential Layout

Land between Kennett Street and East-West Highway

Three properties located between East-West Highway (MD 410) and Kennett Street could be assembled into a total of approximately 1.75 acres. The southernmost parcel has already been acquired by DHCA for a future pedestrian street with possible vehicular access subject to SHA approval of the connection to MD 410.

Critical elements of this concept include:

- significant open lawn
- large green space surrounded by mix-use buildings
- activated by street level retail and at least 1100 new residential units (800 under construction and 300 approved)
- new pedestrian and vehicular connection between East-West Highway to surrounding streets
- connectivity to the Arts Alley and retail uses in the Silver Spring Gateway project



Land between Kennett Street and East-West Highway - existing



Land between Kennett Street and East-West Highway – potential Layout

Public Projects

Although public projects did not rank highest on the priority chart, they deserve attention because they are an opportunity to implement recommendations.

Silver Place, the Montgomery County headquarters of M-NCPPC at Spring Street and Georgia Avenue, is currently occupied by an office building and a large surface parking lot. The site could accommodate a mixed-use development of residential, office, retail uses, structured parking, and a large integral green space. Redevelopment would provide a community amenity and use urban land more efficiently by increasing the density. Because Fairview and Woodside Parks are across the street from the proposed Silver Place, the new park would have to be designed and programmed such that it would not complement with these popular neighborhood parks.

The Fenton Gateway Park on Fenton Street and Philadelphia Avenue is owned by M-NCPPC and has recently been expanded through the acquisition of adjacent residential lots. Still assembling land, this future park will act as a gateway to the CBD, a community gathering area, and a graceful transition between the CBD and the adjacent residential communities.

Implementation

Creating large, green spaces in urban areas is a challenge given the scarcity of urban land. We have tools in place that can help implement all the recommendations. Currently, there are several mechanisms that can be used to provide large green spaces. They each have advantages and disadvantages and therefore, they should be used in combination.

Optional Method Development

The Optional Method of Development has been the most significant tool in creating the CBD's existing public use space. In exchange for density bonuses, developers provide increased public use space and other amenities. Whereas the minimum required open space for standard method projects is 10 percent, optional method projects are required to provide 20 percent of the net lot area. In addition, the applicant is also required to provide an additional amount of off-site amenity space, usually in the form of streetscape improvements.

Since June 1981, the total on- and off-site public space provided in the CBD through Optional Method Development has averaged about from 40 to 60 percent of the net lot area. While this method will continue to be a valuable tool for creating public use space, it should be used in concert with other tools to create large open green spaces in the Silver Spring CBD.

Off-site Transfer of Open Space

The off-site transfer of open space allows the optional method-required open to be transferred to another site in the CBD. This key tool for grouping several small open spaces into one large open space and could enable small sites that would otherwise be standard method to redevelop under optional method And creating public use space.

Subsequent to the ZTA 07-10 approval, off-site transfer of Public Use Space is allowed anywhere in the CBD. The challenge is to locate and work out the logistics of potential receiving sites, which are not owned by the M-NCPPC and often have multiple ownerships.

Public Use Space Amenity Fund

Used in conjunction with the transfer of public use space, the amenity fund allows Standard or Optional Method projects to dedicate their entire net lot area to the building envelope without having any public use space on-site. Instead of transferring the required public use space to another site within the CBD, the applicant pays into an Amenity Fund used to finance land acquisition and green space creation.

Leadership in Energy & Environmental Design (LEED)

Montgomery County encourages the application of LEED by requiring that new commercial and non-residential developments of at least 10,000 square feet, and multi-family residential buildings of at least 10,000 square feet and at least 4 stories become LEED certified. This tool should be used in conjunction with the above mentioned tools to support and reward the incorporation of such spaces into a proposed project.

Recreation Guidelines

These guidelines help determine whether recreation facilities for a residential community will be adequate by calculating demand points for each population and housing types, and comparing those values to supply points for each recreational facility. If they are within 10 percent for each population category, the proposed facilities are considered adequate.

The guidelines encourage a range of active and passive recreational facilities and often incorporate a green space component. They also establish a framework for consistent and safe development of these facilities through by addressing area, setbacks, activities, screening, landscaping, and design specifications.

The current Recreation Guidelines are tailored for suburban residential development; updating them will better address the needs for urban facilities. Revised criteria should address distance, credit of off-site facilities, and address maintenance costs for use of adjacent parks. They should become a tool for increasing the amount of green space in the Silver Spring CBD because they require turf and lawn open space for some of the facilities. For example, the green space recommendations in the recreation guidelines for an open play area with a minimum of 10,000 square feet can help meet the green space guideline recommendations. This type of facility provides supply points to all age groups, at the same time that it provides a large green space for the CBD. Other facilities that require 'green areas', turf or lawn areas include trails through natural areas, natural areas, and community gardens.

Conclusion and Next Steps

This study has addressed two specific set of circumstances affecting the Silver Spring CBD:

1. The demand for one or more large green spaces is greater than the supply
2. The green downtown envisioned for the Silver Spring CBD has not yet been fully achieved.

The various sites recommended for potential large green spaces address the community's requests expressed at various times, particularly during the public hearing for the Silver Spring Civic Building and Veteran's Plaza. The recommendations take into account the size and design features of the former artificial turf field, which has been replaced by the new Civic Building, and historic precedents of successful urban open spaces. In addition, the various sites recommended target different districts of the CBD with a high number of existing and proposed dwelling units.

The recommendations also help to achieve the green downtown envisioned for the Silver Spring CBD. Currently, an admirable number of small and medium public spaces have been developed in the CBD, mainly through the optional method of development, however large green spaces are not common. This study addresses this issue by making recommendations for specific sites that will help achieve the hierarchy and variety of spaces envisioned for the CBD. Although beyond the scope of this study, linkages are also key to the implementation of the green space guidelines. The study supports the linkages recommended in the Silver Spring Sector Plan including the Wayne Avenue Garden Trail, East-West Highway Promenade, and the Capital Crescent/Metropolitan Branch Bike Trail (p.130). Further coordination efforts should be made with the Road Code, Road Standards, and the 1992 Silver Spring Streetscape Guidelines.

Follow-up should include developing design guidelines for smaller hardscaped public use spaces with the overall goal of enhancing the quality of spaces provided in the CBD. Currently, a significant number of public spaces in the CBD do not meet standards of design excellence and environmental goals. It is important to create a set of criteria to guide their design, development and implementation. It would also be useful to overlay these criteria on existing spaces and suggest re-development when needed. The result would be better designed spaces that translate into a higher quality urban environment for the Silver Spring CBD.

The Green Space Guidelines will be used as a tool to help implement the Sector's Plan vision of a green downtown by giving options and ideas on sites and design principles for large green spaces. This document will inform property owners, civic groups and the general public of the potential sites that could provide large green spaces. At the same time, it will provide guidance for reviewing development proposals in the CBD, and potentially inform CIP decisions. These guidelines can be used to help implementing public use space and improvements as a result of the Amenity Fund. Ultimately, this study could provide a transferrable methodology for other CBDs in the County, which are faced with similar issues. This study is to have the same status as the Design Guidelines.

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Appendices

- 1 Private Projects (existing, under-construction, and approved) with respective onsite PUS and Public Parks in the Silver Spring CBD [as of March 2010]
- 2 Open Spaces in Africa, Europe, and the United States
- 3 North American Green Spaces Comparison Chart
- 4 Community Outreach 2008, meeting minutes
- 5 Policy Background

Table 1 - Private Open Space Projects (existing, under-construction and approved, March 2010]

Map Key	Project Name	Location	On-Site Public Use Area (% Net Lot)	Description of On-Site Public Use Space
Existing open spaces				
1	Lee Plaza	Northwest corner of Colesville Road and Georgia Avenue	7,473 SF (30.0%)	A) Indoor winter garden including landscaping, food service, newsstand, resource center displays and seating. B) Resource center. C) Outdoor plaza.
2	Silver Spring Business Center	Southeast corner of Colesville Road and Spring Street	10,782 SF (29.9%)	A) Streetscape along Colesville Road with sculpture and seating areas; B) Roeder Road amenity space with seating area, garden setting, and stairs to second level restaurant terrace; C) Pedestrian arcade connecting Colesville Road and Roeder Road.
3	Alexander House	Northeast corner of Apple and 2 nd Avenues	13,250 SF (24.0%)	A) Hardscaped plaza with art, benches, and tables; B) Public Garden; C) interior of building
4	Silver Spring District Courthouse	Southwest corner of Apple and 2 nd Avenues	13,919 SF (21.0%)	Plaza in front of building
5	Cameron Hill at Silver Spring	Corners of Cameron Street and 2 nd Avenue and Cameron Street and Ramsey Avenue	10,513 SF (11.1%)	Pocket parks and related pathways
6	Tastee Diner	Northeast corner of Cameron Street and Ramsey Avenue	1,660 SF (11.4%)	Small hardscaped area with bench
7	Silver Spring Metro Plaza	West of the intersection of Colesville Road and 2 nd Avenue (connecting to Metro's northern entry)	22,780 SF (22.78%)	Hardscape pedestrian connection between two high rise office buildings with steps, fountain, paving, and trees in planters.
8	Silver Spring Center	8455 Colesville Road, a block south of Georgia Avenue	10,894 SF (29.5%)	A) Shopping arcade along Colesville Road; B) Mini park with water feature, landscaping, and seating; C) Pedestrian connection along Fidler Lane.
9	Discovery Communications Headquarters	Southern corner of Georgia Avenue and Colesville Road	70,295 SF (green area only)	A) Hardscaped plaza (15,000 SF); B) Discovery Garden, green space with seating, tables, and lighting enclosed by a fence); C) Art Wall along Colesville Road. The approval included a total of 85,295 SF of PUS.
10	1100 Wayne Avenue	Southwest of Wayne Avenue and Dixon Avenue	7,201 SF (32.0%)	A) Pedestrian arcade along Wayne Avenue; B) Mini park with a pedestrian connection to Garage 5.
11	1010 Wayne Avenue	Southeast corner of Dixon and Wayne Avenues	7,190 SF (28.34 %)	A) Public plaza with a garden theme including landscaping, seating, and sculpture. B) Covered pedestrian arcade along Wayne and Dixon Avenues.
12	8484 Georgia Avenue	Southwest corner of Georgia and Wayne Avenues	7,000 SF (28.0%)	A) Public garden featuring pedestrian walkways, seating areas, trees, and other landscape features. B) Setback and arcade along Wayne Avenue.

13	The Crescent	930 Wayne Avenue	4,999 SF (24.0%)	A) Hardscaped plaza with art, benches, and landscaped planters. B) Extension of Wayne Avenue streetscape.
14	Lofts 24/ Silver Spring Park	Southwest corner of Fenton and Bonifant Streets	1,665 SF (10.1%)	Hardscaped plaza
15	Draper Lane Residential Triangle (Lenox Park)	Northwest corner of Colesville Road and East West Highway	22,053 SF (24 %)	A) Draper Lane Park with benches and other furniture, paving material, light fixtures, and existing trees retained; B) East-West/Colesville corner plaza with art, landscaping, fountain, amphitheater, pergola and paving materials).
16	Silver Spring Metro Center (NOAA Plaza)	Northeast corner of Colesville Road and East-West Highway	22,069 SF (29%)	A) Hardscaped pedestrian connection between East-West Highway and Colesville Road connecting to southern Metro entrance; B) Interior public amenity space for rotating art exhibits.
17	Silver Spring Metro Center, III, IV, V (NOAA)	East-West Highway	80,244 SF (41.4%)	A) NOAA entry sculpture with hardscaped court sculpture (1,040 SF); B) Wave Pool and Garden with a ½ acre garden, wave pool, hardscaped paths, masonry seat wall and small lawn areas; C) Indoor space for science and history center, auditorium, and day care.
18	8215 Fenton Street	275 feet south of the intersection of Thayer Avenue and Fenton Street	600 SF (10%)	Brick extension of sidewalk with a small tree and bench
19	8045 Newell Street	Southwest corner of Newell Street and Kennett Street	12,640 SF (21.3%)	A hardscape plaza with art extending under the building along Kennett Street.
20	Discovery Creative Technology Center	Southeast corner of East-West Highway and Newell Street	18,880 SF (24.8%)	A) Refurbished the Acorn Park with plantings, lighting, benches, bike rack and paving. B) Street tree plantings and pavers. C) "Memory wall" panels on the northwest façade of the building facing the Acorn Park with historical images of Silver Spring.
21	Jesus House	Philadelphia Avenue, 150 feet west of Fenton Street	2,220 SF (17.0%)	Hardscaped plaza
22	City Place	Southwest corner of Colesville Road and Fenton Street	20,216 SF * (22.5%)	A) Hardscaped plaza at the corner of Colesville Road and Fenton Street; B) Streetscape within the property boundary; C) Interior atrium space; D) Pedestrian bridge to public parking garage. * Augmented PUS by contributing to offsite amenity for the Ciole Building.
23	The Silverton (former Canada Dry Bottling Plant)	East-West Highway at Blair Mill Road	16,001 SF (12.6%)	Public plaza with lawn panel and bosque of trees
24	Downtown Silver Spring Urban Renewal Project	Eastern quadrant of the intersection of Georgia Avenue and Colesville Road	77,402 SF (28.8%)	Multiple projects (described below)

	a. Gateway Plaza	Northeast corner of Colesville Road and Georgia Avenue, in front of Silver Spring Shopping Center	5,650 SF	Triangular parking lot with fountain, green lawn, and signage
	b. Silver Plaza	Ellsworth Avenue between Fenton Street and Georgia Avenue	11,900 SF	Hardscape plaza with fountain and art.
25	Portico	Fidler Lane, southwest of Ramsey Avenue	5,674 SF (26.3%)	Plaza with art at the site's southern end next to the public park at the end of Fidler Lane.
26	1200 Blair Mill Road	Southwest corner of Blair Mill Road and Newell Street	4,460 SF (25.1%)	Plaza with paving, art, and seating in front of retail space with a lawn area
27	Silver Spring Gateway	Southeast of the intersection of Blair Mill Road and East-West Highway	24,506 SF (22.0%)	Central plaza, terraced lawn in front of retail space, West Park, pocket park, and private outdoor area.
28	Montgomery College Takoma Park/ Silver Spring campus expansion	Southeastern corner of Georgia and Burlington Avenues	42,602 SF (55.7%)	A) Plaza in front of King Street Arts Center with a mix of green and hardscape with seatwalls, walkways, and art display space; B) pedestrian bridge
29	Easter Seals	Southeast corner of Spring Street and 2 nd Avenue	3,303 SF (11.6%)	Seating, paving, and landscaping.
30	Cameron House	8710 Cameron Street, southwest of the intersection of Cameron and Spring Streets	16,334 SF (23.2%)	A) Plaza with pavers, lawn, sculpture, and accent planting. B) Extension of the Cameron Street streetscape and art.
31	United Therapeutics (Phase I)	Southeast and southwest corners of Cameron and Spring Streets	7,416 SF (24.3% Phase I & II)	Outdoor plazas between the two buildings and additional public use space next to the retail. The plazas will include art, a paving, and landscaping.
32	1200 East-West Highway	Northwest corner of Blair Mill Road and East-West Highway	7,658 SF (24.1%)	Outdoor spaces with a public plaza as the building foreground, featuring paving, planters, sculpture, and seating in front of retail space.

Open spaces under construction

33	United Therapeutics (Phase II)	Northwest corner of Cameron and Spring Streets	7,416 SF (24.3% Phase I & II)	Outdoor plaza areas with art, paving and landscaping adjacent to the retail.
34	The Downtown Silver Spring Urban Renewal Project	Eastern corner of Georgia Avenue and Colesville Road		Multiple projects (described below)
	a. Silver Spring Civic Building	Northeast corner of Fenton Street and Ellsworth Drive	27,878 SF	Plaza with landscaping, art, seating, lighting, and a seasonal ice rink with pavilion. The approval totaled 66,288 SF of PUS.

	b. Block E	Bounded by Cedar Street, Ellsworth Drive, Pershing Drive, and the future Veteran's Place	6,955 SF	A) Landscaped plaza with seating and ornamental planting; B) Expansion of streetscape with foundation plantings.
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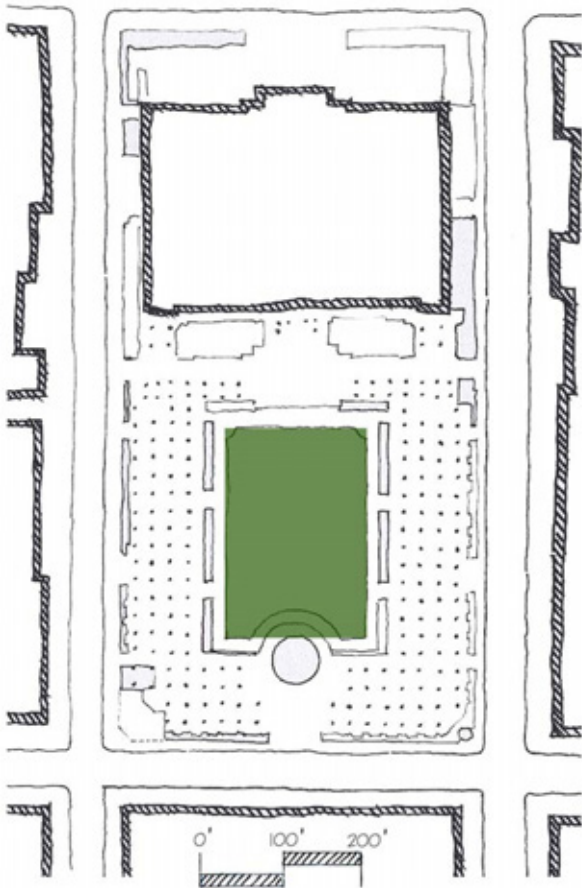
Approved (not built yet) open spaces

35	8711 Georgia Avenue	East side of Georgia Avenue, north of Cameron Street	8,275 SF (26.6%)	Plaza behind the building with landscaping, art, benches, and lighting
36	836 Bonifant Street	On Bonifant Street, east of Fenton Street	866 SF (17.0%)	Standard method project including: A) Plaza with paving, perimeter planting, ornamental trees, and benches. B) Expansion of the Bonifant Street streetscape.
37	Bonifant Plaza	On Bonifant Street, 145 feet East of Georgia Avenue	5036 SF (26.0%)	A) Entry plaza featuring special paving, seating, walls and decorative landscaping
38	1050 Ripley Street	Southwest corner of Ripley Street and Colonial Lane adjacent to the CSX/ Metro right-of-way	14,302 SF* (37%)	Hardscaped plaza to include a fountain, informational kiosk, and seating. * Augmented PUS by contributing to offsite amenity.
39	Ripley North	On Ripley Street, west of Georgia Avenue	10,541 SF (22.2%)	Green space with seating and art.
40	The Adele	8222-8224 Fenton Street, southwest corner of Fenton Street and Thayer Avenue	5,705 SF* (20.0%)	A) Plaza with art, benches, landscaping, lighting and paving. B) Extension of the Thayer Avenue streetscape with planters and public art. * Augmented PUS by contributing to offsite amenity.
41	814 Thayer	814 Thayer Avenue, east of Fenton Street	4,620 SF (22.0%)	Plaza with art, landscaping, lighting, and seating with game tables.
42	R. Holt Easley's Subdivision	On Fenton Street, south of Thayer Avenue	777 SF (12.6%)	A) Hardscaped plaza with bench; B) Expansion of Fenton Street streetscape.
43	The Moda Vista Residences/ Silver Spring Park	Southeast corner of Silver Spring Avenue and Fenton Street	2,993 SF (5.8%)*	Lawn area intended to serve as a neighborhood "pocket park." *Augmented PUS by contributing to offsite amenity.
44	8021 Georgia Avenue	Northeast corner of Georgia and Burlington Avenues	10,227 SF* (20.0%)	A) Expansion of the streetscape on Burlington and Georgia Avenues. B) Seating in front of the existing and proposed building. *Augmented PUS by contributing to offsite amenity.
45	The Galaxy	Between 13 th Street, Eastern Avenue, and King Street	23,468 SF (27.0%)	Hardscaped plaza with seating, green space with play equipment, and planters with seat walls
46	Studio Plaza	Southwest corner of Fenton Street and Thayer Avenue	21,800 SF (23.2%)	Green space serve as a gathering space for the Fenton Village community.
47	8621 Georgia Ave	Georgia Avenue, northwest of Colesville Road	1,760 SF* (5.8%)	Hardscaped plaza in front of office building activated by retail and art piece. *Augmented PUS by contributing to offsite amenity

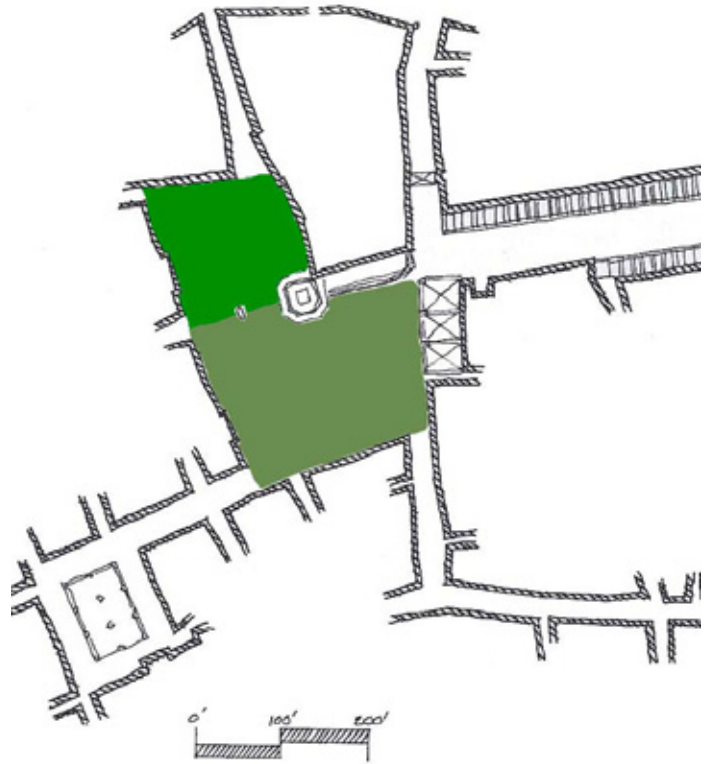
Existing and proposed public parks

48	Fidler Lane Park	Northwestern corner of 2 nd Avenue and Colesville Road	10,750 SF (0.25 acres)	Paved walks and steps connecting 2 nd Avenue with the end of Fidler Lane with trees, shrubs, and seasonal plantings.
49	Silver Spring Regional Center	Southeast corner of Wayne and Georgia Avenues	13,200 SF (0.30 acres)	Hardscaped plaza with fountain and sculpture (right-of-way, not parkland)
50	Acorn Urban Park	8060 Newell Street	5,432 SF (0.13 acres)	Historic park with Acorn Gazebo and mature shade trees.
51	Fenton Street Urban Park	7904 Fenton Street, northwestern corner of Philadelphia Avenue and Fenton Street	44,840 SF (1.03 acres)	Green park property has been acquired by MNCPPC, not yet been designed or built. Awaiting final purchase of adjacent property to begin.
52	Kramer Urban Park	8580 Second Avenue, southwest corner of Second Avenue and Fenwick Lane)	3,939 SF (0.09 acres)	Gathering space
53	Gene Lynch Memorial Park	South/north corner of Wayne Avenue and Colesville Road	11,590 SF (0.27 acres)	Green gathering space with lawn, fountain, and shade trees. Bike station will be a future amenity.
54	Philadelphia Avenue Urban Park	Southeast corner of Philadelphia and Georgia Avenues	8,361 SF (0.192 acres)	Landscaped area screening parking lot from road
55	Royce Hanson Urban Park	8787 Georgia Avenue, southeast corner of Georgia Avenue and Spring Street	10,206 SF (0.234 acres)	Picnic tables, mature trees, and flower beds.
56	Jesup Blair Local Park	900 Jesup Blair Drive	615,964 SF (14.14 acres)	Football/soccer field, tennis courts, basketball court, picnic area, a playground, and the Blair House.
57	Juniper-Blair Neighborhood Park	Corner of Juniper and Blair Avenues	29,540 SF (0.678 acres)	Playground, tennis courts and a basketball court

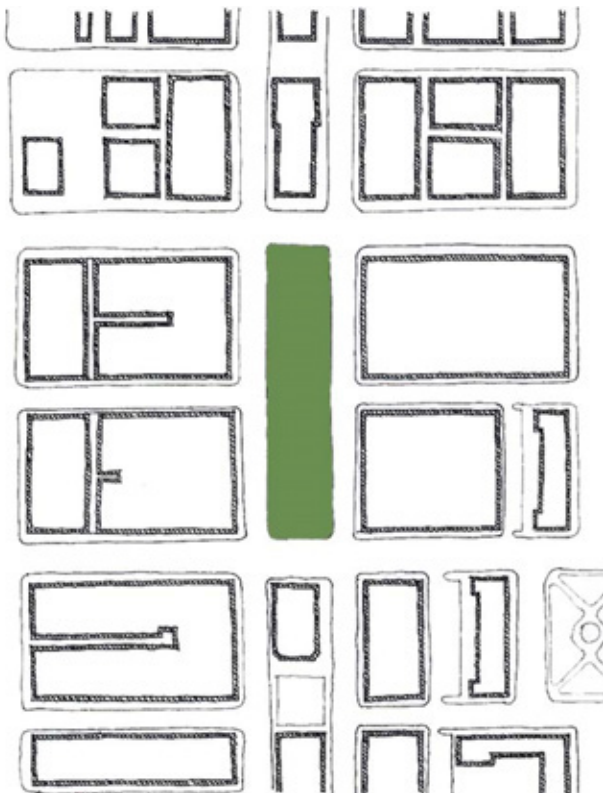
Appendix 2 - Open Spaces in Africa, Europe, and the United States



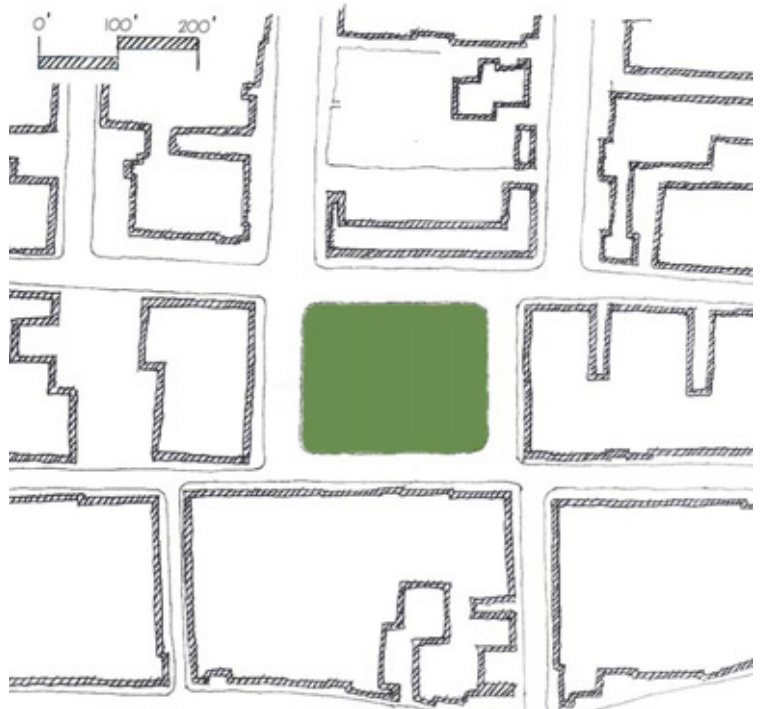
Bryant Park Lawn, NYC: approx: 1 Acre



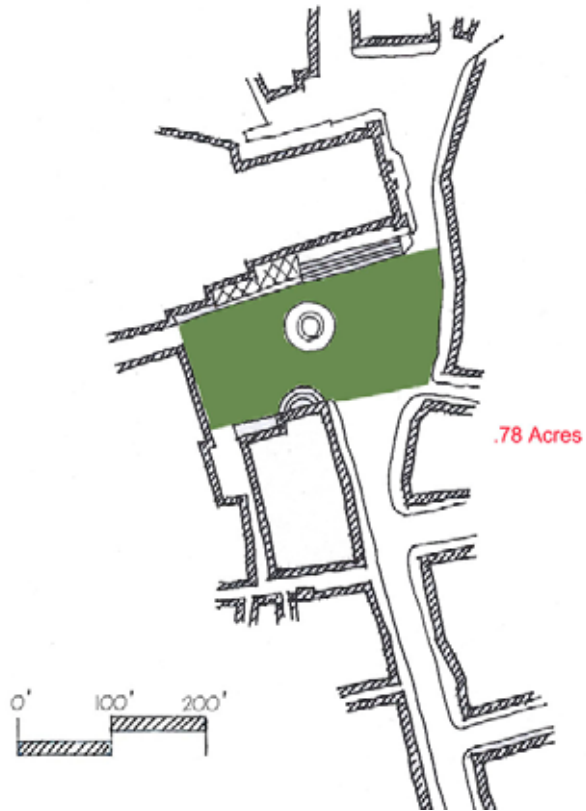
Florence, Italy:



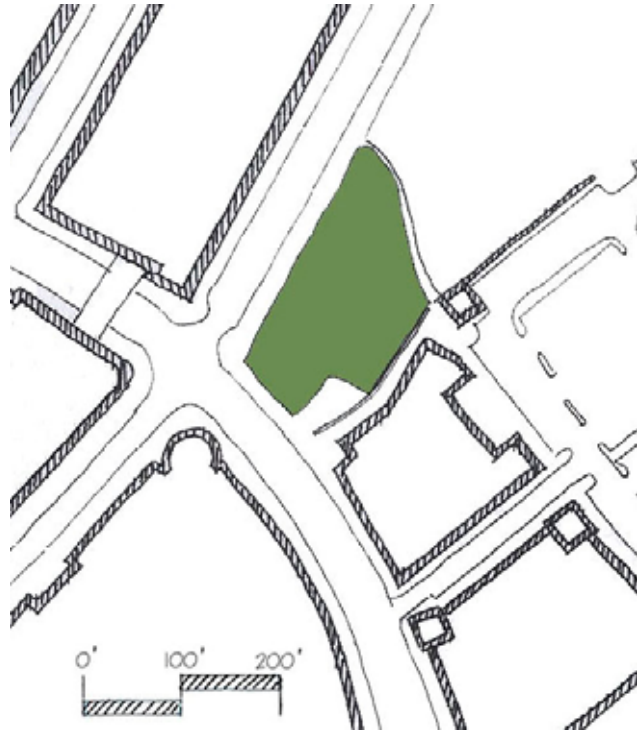
O'Donnell Square, Baltimore, MD : approx 0.61 Acres



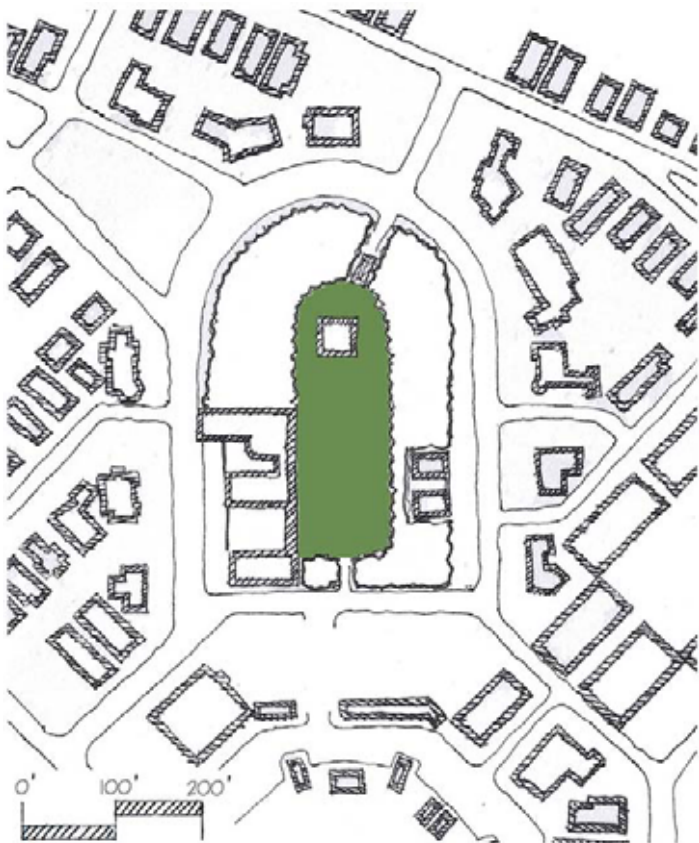
Santa Fe Square, Santa Fe, NM: approx: 0.73 Acres



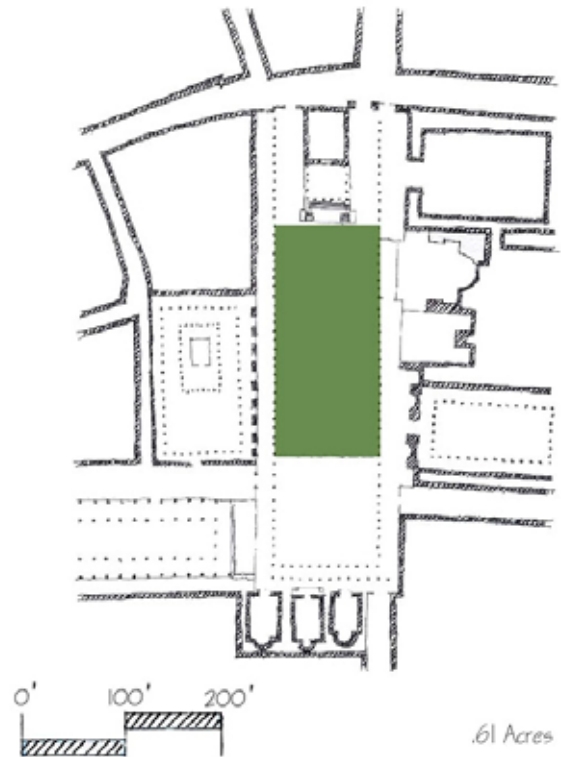
November 4th Plaza, Perugia, Italy: approx: 0.78 Acres



Former Artificial Turf, Silver Spring, MD: approx: 0.64



Athenium at Seaside, Florida: approx: 0.61 Acres



Forum at Pompeii, Italy: approx: 0.61 Acres

Appendix 3 - North American Green Spaces Comparison Chart

	Green Space/City	Lawn Area vs. Hardscape	Activities/Uses	Activation/Context
	Square Feet/Acres			
1	Bryant Park, New York, NY	Lawn Area = 45,500 s.f /1.04 Acres Bed Area = 86,020 s.f. /1.97 Acres Hardscape Area = 111,980 s.f./ 2.57 Acres	Planting Large green lawn surrounded by shade trees, Bocce ball courts, 1 large fountain, perennial gardens maintained by a garden club, food kiosks at corners, library with seating terrace at one end. Park filled with movable seating	Park surrounded by dense city life on all four sides, including retail, office and residential. There is much pedestrian tourist traffic. The Lawn area is bounded by bosques of london plane trees that act as an arcaded edge to the lawn. They create the impression that the park is smaller than its actual size.
	243,000 s.f./5.6 Acres.	54% Green and 46% hardscape/amenity		
2	Farragut Square, Wash. D.C.	Lawn Area = 47,775 s.f /1.10 Acres Hardscape Area = 12, 345 s.f./ .28 Acres	Hardscape Large green, tree shaded open space with a large statue marking middle of space. Popular as a meeting place and a place to have lunch on warm spring and fall days.	Park surrounded by mostly office uses, with retail such as banks, restaurants and hotels on the ground floors. Square serves as meeting place for tour groups visiting White House, Smithsonian. Park host live music every thursday during warm weather called "Sounds in the Square".
	60,120 s.f./1.38 Acres	79% Lawn and 21% hardscape/amenity		
3	Post Office Square, Boston, MA.	Lawn Area = 19580+/- s.f / .45 Acres Bed Area = 29,362 s.f. / .67 Acres Hardscape Area = 25,110 s.f./ .58 Acres <i>Central Lawn Areas approx. .25 acres</i>	Planting The A park built over a parking garage, It features a 143' long vine covered pergola, two gazebo structures to house an all-season café and the parking garage escalators. There is an interactive fountain, planting of seating on benches or seatwalls, shady areas out of the way and areas for people watching. Shade provided by mature deciduous trees and lawn areas is raised above surrounding walks by a granite curb.	Serves as the focal point for the city's financial district provides a green oasis that juxtaposes the hard concrete and stone environment of downtown Boston. This park creates a center that acts as a reference point for this part of the city. The parking lot serves 2000 people a day, many of whom use the park. School age children as well as office workers visit the park. interestingly, context is made up largely of single use office space. "Post Office Square Park is intended to be a passive park. Yet it has a 24-seat café that leases its space from the park and expands outdoors in good weatherTwice a week Friends provide live music by local musicians, more as "background music" than entertainment; at Christmas time, a brass quintet also performs in the park."PPS
	74,052 s.f./1.7 Acres	66% Green and 34% hardscape/amenity/serv.		

4	Union Square, San Francisco, CA	Lawn Area = 19580+/- s.f / .45 Acres Bed Area = 29,362 s.f. / .67 Acres Hardscape Area = 25,110 s.f. / .58 Acres <i>Central Lawn Areas approx. .25 acres</i>	Planting <i>The</i>	A mostly hardscaped plaza that features an outdoor café, a symphony sized stage for concerts and off Broadway productions and well as terraced lawn seating facing the street for "people watching"	Located in the heart of San Francisco's shopping, hotel and theatre district, the square is surrounded by upscale restaurants and fashionable boutiques and shops.
96,750 s.f./2.22 Acres					
5	Market Square, Alexandria, VA			Large, hardscape plaza with landscape planters filled with mature trees. A parking garage is located directly beneath. This square has served as a farmers market since the 18th century. This square has a large fountain in the center and is fronted on the north by the city hall and on the south by King Street.	The square is surrounded by hotels, restaurants, offices and residences; a truly mixed use area.
50,965 s.f./1.17 Acres					
6	Rittenhouse Square, Philadelphia, PA			A green oasis in the middle of Philadelphia, provides a gathering place for local residents to meet, hangout and play. Park contains sculpture, fountains, plenty park benches, Gazebos and hosts a farmers market.	Surrounded by a mix of commercial and residential uses. Architecturally notable buildings line the park and there a nearby upscale shops and restaurants.
225,625 s.f./5.18 Acres					
7	Jackson Square, New Orleans, LA			Formal, tree shaded square in the French quarter. St. Louis Cathedral on one side and Mississippi on other. Square has ample lawn areas and brick walks for strolling	Square surrounded by sidewalk cafes, restaurants and coffee shops a that provide rich street life around the square. Its location in the heart of the French quarter also provides character and ambience.
82,500 s.f./1.90 Acres					
8	Mount Vernon Square, Baltimore, MD			Composed of 4 smaller squares between .33 and .64 acres each, in the form of a Greek cross. The park is graced by several sculptures and a large fountain	A quiet, tree shaded park surrounded by swank townhouses, churches and several cultural institutions.
82,770 s.f./1.90 Acres					

9	Santa Fe Plaza, Santa Fe, NM	31,775 s.f./0.73 Acres	A formal, tree-lined grassy square it has paths, benches and a central monument.	Located in the heart of Santa Fe, NM, Surrounded on four sides by historic structures, it is activated by restaurants, markets and public ceremonies and festival
10	Washington Square, New York, NY	342,000 s.f./7.85 Acres	A large formal square, characterized by mature shade trees, extensive paving, a large formal, interactive fountain an arch and commemorative statues. There are ample benches and lots of chess playing tables, a playground and a dog run.	Located in the heart of Greenwich Village, serves as a neighborhood gathering place a informal spot for musical performances. It close to NY University, residential neighborhoods and the stores and clubs of Greenwich Village.
11	Squares of Savannah, Savannah, Georgia	r to 60,000 s.f./ .46 Acres to 1.3 Acres	22 18th and 19th Century Squares that vary in size from .46 to 1.3 Acres form a series of wooded and "garden" squares within the Grid System of this southern city, hailed by critics as one of the most intelligent city grid system in the world. All the squares have seating, gazebos, mature Live Oaks for shade and ample green space including, flowering shrubs, and lawn areas. Some have monuments, fountains and public art.	Each square is easily accessible on foot and via automobile. Most of the squares are surrounded by mixed use such as residential office, institutional, commercial and retail. Many churches and squares also front onto the squares, in mostly beautiful architectural structures.
12	Campus Martius, Detroit, MI	61,900 s.f./ 1.4 Acres	The space is characterized by lawns, fountains, an ice rink, shaded dining areas, a band stand as well as small restaurant. A great spot read under a shady tree in the summer or skate and meet people in the winter. People visit this space in Downtown Detroit to listen to concerts and watch outdoor movies.	A main intersection of downtown Detroit has been transformed into a green public square. Surrounded by retail and office use such as the Hard Rock Café, and corporate headquarters. There are also residential units nearby.
13	St. Louis Square, Montreal, Canada		A Victorian style fountain within a shallow pool is centrally located in the park. There is a Gazebo at one end of the park that	A European style square in the Latin Quarter of Montreal. The context is small townhouses and a nearby university. On

141,750 s.f./ 3.25 Acres

is a cafe at one end of the park that sells snack. Seating is provided by plenty of park benches. The Park is characterized by mature shade trees and extensive lawns, being approximately 85% greenscape.

townhouses and a nearby university. On sunny days the park is filled with neighborhood people, making this space a true town square. Rue St. Denis on the north border of the square sports several restaurants or pubs, as well as 3 hotels within a 4-5 minute walk

14 **Washington Square,
San Francisco, CA**

References: Urban Parks and Open Space, ULI; PPS Project for Public Space, www.pps.org

Avg. = 2.45 Acres

Green Space Plan for the Silver Spring CBD – Outreach Site “Progress Place” and Ripley Site

May 9, 2008, 11 am, Teleconference between John Marcolin
And Mel Tull, of Silver Spring Urban District

Meeting Minutes

→ Mel Tull expressed various concerns:

1. Process:

- a. Mel expressed the opinion that the Green Open Space Plan would result in the opening up of the Sector Plan which would result in property owners being required to designate their property as green space, driving down the value of their investment.
- b. The lag time involved in developing the Green Open Space Plan would slow down development in the recommended areas.

2. Content

- a. Mel was concerned that Progress Place would be displaced at that there was no other good site in the CBD.
- b. Progress Place would have to be included in the program. But be incorporated in such a way that the green space would not become a loitering place for the homeless that would drive away patrons.
- c. Mel stated that the Silver Spring Urban District sees Downtown Silver Spring as one leg of a three pronged approach to retail in Silver Spring, the area around Studio Plaza and Ripley District being the other two. They believe that Fenton Village needs additional height in order to make feasible the development needed. In Ripley they see the frontage along Georgia Avenue between Bonifant St. and the fire station as potential for new retail development (They question the scheme we show that fronts a large green space on a section of Georgia Ave). The retail should include national “Big Box” stores mixed with smaller local or regional retailers. The big box would provide an anchor and regional draw that would help the local retail stores. Big Box retail, such as *Crate and Barrel, Bed Bath and Beyond*, was mentioned.

3. Next Steps

- a. Expressed concern that the time required to get to a final plan would be long.
- b. Getting owner and community consensus would be difficult.

→ MNCPPC Staff responded to these concerns:

1. Process

- a. Staff was tasked with identifying potential site for large green open space in the CBD. At this time, staff is not encouraging the opening up of the Sector Plan. The draft is simply a

study at this time that staff is presenting to the community, including property owners, to which many of which are responding positively.

- b. Regarding the concern about driving down property values, staff responded that at least two owners that were contacted are interested in discussing the favorable aspects of the draft plan for their properties in terms of a long term vision that would improve the value of their properties.
- c. Regarding increasing lag time for the development process in recommended areas, the plan at this point is simply a draft with no regulatory power over any project that may be submitted for the SS CBD.

2. Content

- a. Staff responded that progress place could stay on site or be re-located; it was too early to say what the specific plans would be.
- b. Staff agreed that Progress Place could be incorporated in the design in such a way in a new joint-venture development so that it would not hinder the successful use of a green space or associated retail uses. However, that was far out into the future and that a larger hurdle was the formation of team of land-owners that could work together for the success of a joint venture project.
- c. Staff agreed that retail is need in Fenton village, but did not agree that it required ZTA amendments for additional height. Staff agreed with Mel regarding retail use in Ripley, but stated that is really the purview of the developer(s). The graphic image shown was not a proposal, but meant to act as a vision for what a green space in the Ripley District could look like. It is not intended to rule out other potential scenarios.

3. Next Steps

- a. Staff reiterated that process would follow typical path of community outreach and that the new project submittals for recommended areas would not be affected, but it would be encourage by staff that applicant take into consideration the Green Open Space Plan's recommendations.
- b. Staff stated that already two owner in two different areas have expressed positive feedback.

Green Space Plan for the Silver Spring CBD – Outreach Site “Montgomery County Parking Lot 3”

May 5, 2008, 11 am, MNCPPC Atrium conference room
In attendance: Bob Hillerson (Property Owner), Bob Dalrymple (Attorney),
Robert Kronenberg, John Marcolin, Sandra Pereira, Elza Hisel-McCoy

Meeting Minutes

➔ The Property Owner expressed various concerns:

1. Process

Lack of awareness about the Green Space Plan until it was discussed with the Planning Board on April 24, 2008. Staff should have brought this study to the Property Owner’s attention since the study:

- a) identifies his property as a priority site for a potential large green space,
- b) makes specific recommendations illustrated through 3-D graphics,
- c) The Owner has already been working on a development scheme for the site (“Studio Plaza”), which differs from the “potential layout” presented in the study.

2. Content

- a) Images – Future development of the site will be expected to follow the “potential layout” images presented in the study. The community will assume this is what will get built and will most likely demand it.
- b) Density – Because the potential layout does not max out density on site, the scheme would never be financially viable. The proposal for Studio Plaza (as stated by the Property Owner) would exceed the standard 60-90 feet as prescribed by the Fenton Village Overlay Zone. The proposal is assuming a greater height of 143 feet, and counting on a ZTA, which was not contemplated in the conceptual images produced by Staff. Staff did not have the opportunity of reviewing a plan by the applicant for his vision of the site.
- c) Green Space – as shown, the green space is too large, further preventing the scheme from maxing out on the needed density to make it financially viable.
- d) Parking – the recommendation to have underground parking dramatically increases cost for the project since underneath the site is all bedrock.

3. Next Steps

How will this study affect the proposal for Studio Plaza in terms of community outreach and timeline?
Will it delay the approval process for Studio Plaza?

➔ MNCPPC Staff responded to these concerns:

1. Process

Staff was tasked with this study by the Chairman of the Montgomery County Planning Board. This draft study was produced internally without any public outreach up to this stage. On April 24, 2008, Staff received approval from the Planning Board to circulate the draft study for public review and comment.

Staff now will initiate the process of public outreach, in which Staff will meet with as many Property Owners and Civic Groups and Associations as possible to discuss the plan.

2. Content

The images presented are conceptual only. They illustrate a visionary concept for the sites and they help to visualize potential layouts. They will be further developed during the next phase of this study. The concerns associated with density and the green space are linked to the images and the misconception that these images establish the final layout.

3. Next Steps

This study should not delay the “Studio Plaza” project, rather it should foster collaboration between MNCPPC staff and potential developers to achieve a layout that meets the needs of the community, the recommendations of the Green Space Plan and the developer’s goals. Studio Plaza should proceed its normal course to submission and during the review process, Staff might make suggestions consistent with the Green Space Plan recommendations.

Lastly, Staff recommended that the Property Owner prepare a letter of response to the Draft Plan with his concerns.

Green Space Plan for the Silver Spring CBD – Outreach Site “Lots South of Ripley District”

**May 14, 2008, 1:30 pm, MNCPPC Atrium conference room
In attendance: Charles K. Nulsen III and Jonathan Meyers
with Washington Property Company (Property Owner), &
MNCPPC staff – Robert Kronenberg, John Marcolin, Sandra Pereira**

Meeting Minutes

The meeting started with a brief overview of the process and recommendations on the Green Space Plan for the Silver Spring CBD. Staff explained that the site identified as “Lots South of Ripley District” was approved by the Board to be discussed as a priority site for a potential large green space. Staff has now initiated the process of public outreach, in which Staff will meet with as many Property Owners and Civic Groups and Associations as possible to discuss the Draft Plan.

➔ The Property Owner offered several comments and suggestions:

1. General

- a) The potential layout for “Lots South of Ripley District” is perceived as positive for this area. It will not negatively impact the 1050 Ripley Street project, which will be presented to the Planning Board in the next few weeks. The green space envisioned is understood to be an asset for the surrounding properties.
- b) Property Owner is willing to compromise to achieve a greater good. However, in order to give in something they need something in exchange. It was clearly stated that in order to provide the type of green space that the county envisions, the county needs to provide an incentive (density/height) for the proposed projects.

2. Content

- a) The potential layout resembles the concept presented in the old master plan for this area. Additional coordination might be useful.
- b) The potential layout needs coordination with the Road Plan for the Ripley District.
- c) The dimensions of the block south of the green space needs to be adjusted, it seems too large.
- d) A green space on Georgia Avenue will liven up the street and draw people in.
- e) Progress Place needs to be addressed urgently.
- f) Parking garage on the north side of the green space is problematic because it acts as a barrier between the Core area and South Silver Spring. Besides, it is underused and all new developments will provide parking anyways. Ideally, it should be demolished in order to create a visual connection between the green space and the Core area, and to provide activating uses fronting onto Georgia Avenue.

➔ MNCPPC Staff responded to these comments:

- Staff will follow-up with the Road Plan for the Ripley District

- Staff will follow-up with the old master plan for this area and compare the recommendations
- Staff will revise the drawings to show accurate block dimensions
- Staff will outreach to the other property owners

Green Space Plan for the Silver Spring CBD – Outreach Silver Spring Urban District Advisory Committee

**May 15, 2008, 3:30 pm, Discovery Communications Headquarters Building conference room
In attendance: 3 members, 20 people in audience including Gary Stith and Mell Tull
John Marcolin (JM), Sandra Pereira (SP)**

Meeting Minutes

Staff was invited to attend the monthly meeting of the Silver Spring Urban District Advisory Committee and present the Green Space Plan for the Silver Spring CBD. Because of a mis-coordination, the agenda for the meeting failed to include the Staff's presentation. Nonetheless Staff still presented, but the time allocated for discussion and comments was very reduced. Gary Stith suggested that Staff present again to the Committee at a later time when more officers are present. Below is a summarized account of the questions and comments that followed the presentation.

1. At the Giant/ Blairs parking lot site, where is parking accommodated? Your images do not show any parking and yet this parking lot is currently heavily used.
JM: In our recommendations, the parking is not visible because it is intended to be underground below the green area, or in structured parking facilities.
2. In whose land is the green space at the Ripley District site being proposed?
The land belongs to different owners, which requires some coordination efforts.
3. The ranking for the Lee and Cohen Properties should have a score of 1 for the category of "ease of implementation."
JM: Staff will consider your suggestion.
4. How long will it take to implement the Green Space Plan and its recommendations? How long will it be until these drawings are built?
SP: These drawings are conceptual only. They help to visualize what could happen at each of the priority sites, but not what will necessarily happen. This plan sets long-term recommendations, which will get implemented as the sites come in for redevelopment. This approach has no specific timeframe, but rather it is market driven.

Green Space Plan for the Silver Spring CBD – Outreach Commercial & Economic Development Committee Silver Spring Citizens Advisory Board

May 21, 2008, 7:30 pm, Silver Spring Regional Center Conference Room
In attendance: see sign-up sheet, MNCPPC staff - John Marcolin (JM), Sandra Pereira (SP)

Discussion questions

Staff was invited to present the Green Space Plan for the Silver Spring CBD at the Commercial & Economic Development Committee Silver Spring Citizens Advisory Board meeting. Below is a summarized account of the questions and comments that came up during the presentation.

1. On the existing conditions map, the category for public parkland should not be all represented as green space since the site near the metro (No. 50 on Fig. 1) and the one at the intersection of Philadelphia Ave and Georgia Ave (No. 51 on Fig. 1) are mostly hardscaped. Also, the site at the intersection of Georgia Ave and Colesville Rd (No. 24a on Fig. 1) should be reconsidered as hardscape rather than green space.
JM & SP: Staff will take your comments into consideration when finalizing the maps.
2. On the ranking chart, did you weigh the various categories differently? For instance, it appears that the ease of implementation category should be weighted more heavily than some of the others.
SP: All the categories were given the same weight in our analysis.
3. The site in Fenton Village cannot accommodate all the potential development shown on the illustrations. It will generate too much traffic.
JM: All the envisioned urban development creates places that are pedestrian oriented and well served by public transit. Pedestrian activity and access is encouraged, while vehicular access is discouraged.
4. Serious concerns associated with safety and implementation of underground parking exist. The community feels less safe in underground parking facilities than surface parking. The existing bedrock underneath the CBD makes it physically difficult and financially constraining to build underground parking.
JM & SP: The redevelopment of existing surface parking facilities has been identified as an opportunity to better use urban land for the creation of amenity areas and public open space in an urban setting. Staff has suggested underground parking facilities as the most efficient way of locating parking in the urban environment. However, above ground structured parking facilities wrapped with activating uses are also acceptable and fulfill similar objectives of freeing up valuable urban land. Lighting, surveillance cameras, and the physical layout of underground parking structures are key for their safety.
5. The principle of green spaces enclosed by four walls appears to conflict with current notions of safety, visibility and openness of the public spaces. Please explain.

JM & SP: From an urban design sense, the green spaces shown are enclosed by four walls. They have defined edges and boundaries, which give structure and a sense of enclosure. However, from a practical standpoint, these walls are filled with retail uses at street level and office/residential on the stories above, not necessarily blank walls. This translates into key synergies between the street level retail and the green space; as well as the residential/ office above and the green space. Retail provides the activity needed to activate the green spaces, and the green spaces provide amenity areas for retail patrons. Residential/office above provides “eyes on the space” which is a key principle of Crime Prevention Through Environmental Design (CPTED).

6. Could green roofs count as green space in this study?

JM: This study focuses on public green space. Even though green roofs achieve numerous environmental benefits similar to the green spaces in this study, they are usually for private use and they are not accessible for the general public.

7. How can the artificial turf site in the core area of the CBD be used as a prototype for this study if it is not truly green?

JM: The artificial turf site has been used as a prototype in terms of size, surrounding uses, and activities accommodated. It is hoped that the recommended green spaces will achieve greater environmental benefits.

8. The 2 priority sites in South Silver Spring are in the same area of the CBD and somewhat close. Would they compete?

JM: Although they are both located in the South Silver Spring area of the CBD, they will not compete in terms of users because they will serve different groups. The site between Kennett Street and East West Highway (No. 8 on Fig.2) will serve a predominantly residential population. Whereas the Parking Lot at the Giant Food Store and the Blairs will serve a business and retail clientele, in addition to a residential population, due to its location next to the metro and core area of the CBD.

9. The selection of potential sites for green spaces seems a bit arbitrary. It looks good on the plan. However, there should be more significance drawn into the selection process perhaps in terms of historical resources. This area has a lot of history that perhaps could be integrated in some of your recommendations.

SP: Staff would like to hear more about this suggestion. Are there specific sites that should be selected because of historical significance instead of the ones prioritized by Staff?

10. This study needs more work on the implementation strategies. The Amenity Fund that will allow much of these recommendations to be implemented is not mandatory and Applicants currently don't have much incentive to participate. Incentives like additional building height and/or density are needed.

JM: Staff is confident that the Amenity Fund will appeal to small-sized lots that want to use the optional method of development, but don't have the land area to accommodate the 20 percent requirement of onsite public use space.

11. This study should give more recognition to parks outside and close to the CBD since these provide recreational and amenity space for CBD residents too (e.g. Sligo Creek and Rock Creek). There are a number of parks/ green spaces outside or immediately adjacent to the CBD (Fairview Park and Woodside Park) that might fulfill the need for green space in the CBD area.

SP: The study takes some of these parks into consideration in the ranking category of “proximity to existing parks”. Potential sites are less desirable if there are existing parks within close proximity. Also, the regional parks close to the CBD fulfill different uses and activities than the urban parks envisioned for the CBD.

Green Space Plan for the Silver Spring CBD – Outreach

Bill Gries, M-NCPPC Park Development

June 2, 2008, 11 am, Environmental Planning Conference Room
In attendance: Bill Gries (BG), John Marcolin (JM), Sandra Pereira (SP), Glenn Kreger (GK)

Meeting Minutes

Staff met with Bill Gries to discuss implementation challenges and opportunities of the draft study from a park development and land acquisition perspective. Below is a summarized account of the discussion.

1. Sites that the county is currently pursuing for acquisition in the Silver Spring CBD:
 - a) Parcels surrounding Fenton Street Urban Park. The goal is to form a larger park by assembling surrounding parcels and their respective ROW. For 8 years, the County has been trying to buy the subject parcels, which have been on the market for sale at various times. The County made the first offer at \$1.2 million based on the value of a land assessment. This offer was rejected on the grounds that it was not sufficient, but yet no alternative land assessment was presented to justify a counter-offer. The County made a second offer this year for \$1.5 million, which was also rejected in favor of a private sector offer. No numbers have been disclosed yet on that offer.
 - b) Silver Spring Library site. Construction of the new library within the CBD is programmed in the CIP. The proposed location is at the northwest quadrant of the intersection of Bonifant Street and Fenton Street. The proposed layout to include potential alignment/ easement for the purple line.
2. Missed opportunities for parkland in the Silver Spring CBD:
 - a) Silver Place. The redevelopment of the MRO poses an incredible opportunity to have a large park in the CBD. The Agency should not have engaged in a public-private partnership to provide retail and housing in addition to the office space on-site. It makes it very complicated and disadvantageous. It should rather have devoted the additional land not used for office to parkland. Staff argued that putting a big park at Silver Place is unnecessary due to the proximity of Woodside and Fairview Parks
3. Implementation strategies for priority sites that might involve public land acquisition:

Site: Land between Kennett Street and East-West Highway.

 - a) Approximate land value assessment: \$40 x 3 FAR (allowable density by Code) x 1.6 acres (lot size)
 - b) Current owners: car body shop & Spanish Church. Churches are usually difficult to move unless it is already on their agenda for reasons such as the need to expand, need for additional parking, etc. Important to contact the Church.
 - c) Funding sources:
 - ALARF, any public project that is on an approved Master Plan. Therefore, the priority sites on the Green Space Plan for the Silver Spring CBD would not qualify. This might be a reason to consider amending the Sector Plan.

- Legacy Open Space, any site can be nominated for Legacy Open Space. If accepted, it would then qualify for the funds available. Contact Brenda Sandberg for details.
- 'local park' vs. 'destination park', currently no significant funds available.

Green Space Plan for the Silver Spring CBD – Outreach The Giant/ Blairs Parking Lot Site

June 2, 2008, 2 pm, Atrium Conference Room

In attendance: Arnold Kohn (The Tower Companies), Christian Lessard, AIA, Robby Brewer, Esq.,
MNCPPC staff - John Marcolin (JM), Sandra Pereira (SP), Rose Krasnow (RK), Glenn Kreger (GK)

Meeting Minutes

Staff met with a team of representatives (“Team”) of The Giant/ Blairs parking lot site to explore more of the thought process behind the recommendation for the Blairs, the type of parks that might be developed there, possible redevelopment design issues, and the timetable/next steps in the process. Below is a summarized account of the discussion.

1. Concerns expressed by the Team:
 - a) Operational (commercial, residential, parking)
 - a. How to keep Giant operational during any redevelopment/ construction, for instance while building additional height?
 - b. The lease with Giant was recently renewed for another 20 years, which prevents any modifications (redevelopment) during this period without the agreement of the tenant.
 - c. How will parking be accommodated during construction? Residents and retail tenants (Giant) will oppose to any construction/redevelopment if parking is compromised.
 - d. The anchor store (Giant) has very specific requirements for parking location, accessibility, and layout. The recommendation to have underground or structured parking might not meet their requirements/needs.
 - e. Where will people live during construction?
 - b) Investment
 - a. Giant has done major renovations as part of the lease renewal.
 - b. The Blairs is scheduled to have major upgrades (kitchens, common areas, etc), an approximate total of 7 million dollars.
 - c. Bedrock makes it very difficult and perhaps financially infeasible to have underground parking.
 - c) Affordability of residential units, mixed-income community
 - a. The Blairs is unique in that it offers a range of unit types that include some very affordable. Redevelopment often jeopardizes the affordability of the development because the financial investment needs to be recovered.
 - d) Implementation, which route will MNCPPC pursue?
 - a. Master Plan Amendment (long-term)
 - b. Incentives (height, density, parking garage)
 - c. Acquisition by the County
2. Staff responded to some of these concerns:
 - a) Justification for choice of the Blairs

The selection process of the priority sites involved identifying opportunities for sites that could be potentially redeveloped to accommodate a large green space. Surface parking facilities, like the Giant parking lot was one of the opportunities identified. Then, a series of criteria was developed to help prioritize the recommended sites. The Giant/Blairs scored high on the criteria used which included number of residential units within 800 feet, no existing parks within 800 feet, existing and potential connections, ease of implementation. In addition, the location of this site - within close proximity of the metro - makes it very unique.

b) Types of parks

An urban park is envisioned that will accommodate a variety of informal uses and serve as a destination and gathering place while enhancing the pedestrian experience in the heart of the CBD. This green space is intended to serve office workers and commuters in addition to the surrounding residential population. This green space will have strong synergies with the Silver Spring metro station and function as a vibrant gateway to the CBD. The layouts presented in the Study are conceptual only and not necessarily what has to happen.

c) Redevelopment design elements

The design elements that are important to consider are the massing, density, and building enclosure of the green space, pedestrian and vehicular circulation within the site and allowing for as much flexibility within the space as possible. The next steps in the study will further develop the design elements for each space.

d) Implementation

Staff would like to avoid a Master Plan Amendment since this should be done in a systematic way and would encompass a series of elements. The process tends to be very lengthy. Staff cannot provide any additional incentives, such as, height or density. The County does not intend to acquire the Giant/ Blairs site. Staff understands that this recommendation will only happen if there are sufficient economic incentives for the Tower Companies to undertake an Optional Method project. There is a lot of unused FAR in this site under the current zoning; however, the cost of underground parking and the extension of the Giant's lease are significant obstacles. The site still has significant merit; however, its feasibility is uncertain at this time.

Green Space Plan for the Silver Spring CBD – Outreach

Bill Mooney, former Director of Park Development

June 24, 2008, 4:30 pm, Atrium Conference Room

In attendance: Bill Mooney, John Marcolin, Sandra Pereira, Rose Krasnow, Glenn Kreger

Meeting Minutes

Staff met with Bill Mooney to follow-up on his comments presented at the roundtable discussion with the Planning Board on April 24, 2008. His comments focused on the economic benefits of parks and open spaces in urban areas and the process for implementing Staff's recommendations. Below is a summarized account of the discussion.

1. Economic benefits of open spaces can be linked to:
 - a) Property values, proximity to open spaces increases property values, which increases tax base.
 - a. Central Park, NYC
 - b. Real estate economists
 - b) Rent prices, proximity and views to open spaces increases rent prices.
 - a. Greyhound bus station, NYC, and Verizon Center
 - c) Vacancy rates
 - a. Perhaps there are less house vacancies near open spaces.
 - d) Foot traffic
 - a. Open spaces encourage foot traffic, people attract more people, which is critical for businesses success.
 - b. Open spaces have the potential to be an attraction, economic generators – design is key to make them successful.
 - c. Blank walls (defined as approximately 300 feet of linear blank facades) are detrimental for retail. In downtown Silver Spring, movie theaters and loading docks were removed from street level in order to avoid the “blank wall effect”.
 - d. Bryant Park, NYC
2. Process:
 - a) **Staff** needs to define the location of green spaces within the sites, and then let people know. Otherwise, developers will leave the left over space as the green space. It makes a big difference where the green space is located. For instance, in the Ripley District site, if the green space opens up onto Georgia Ave it becomes an amenity for Silver Spring, if it is in the middle of the block enclosed by buildings it becomes an amenity for the surrounding buildings, if it is in the back of the site by the railroad tracks it is not too accessible and it becomes an amenity only for trail users.
 - b) The **market** sometimes needs to catch up with the strategic ideas of planners. Downtown Silver Spring had long been envisioned by planners, but the market wasn't ready. It needed to catch up. These are transition times, from a suburban to urban mentality. It takes time. The Giant site with its extensive surface parking lot is a suburban model located in an urban environment. It's time to bridge this disconnect. Other Giant stores have developed more innovative models with

underground parking that respond better to urban conditions. The Giant/Blairs site in Silver Spring should explore underground parking that opens up to the west by taking advantage of the elevation drop, and a green space at street grade that can be accessed from the east side.

- c) The **community** needs to have the right expectations. It is important to have an understanding that in order to get something you need to give in something. In the Silver Spring downtown, the community got bigger development than they hoped for.
- d) Developers need to have **incentives** to provide these large green spaces. The public sector can use as leverage the zoning, density, and height. Staff answered that the Optional Method of Development provides enough incentives and in exchange it already requires 20 percent onsite PUS. The study provides recommendations on the layout and location of this PUS, and especially that it should be green and all consolidated into one large area rather than scattered into small areas.

Green Space Plan for the Silver Spring CBD – Outreach Pam Messenger, General Manager, Friends of Post Office Square, Inc.

July 1, 2008, 3:00 pm, Conference Call
In attendance: John Marcolin, Sandra Pereira

Meeting Minutes

Telephone Conference with Pam Messenger to glean important information on how the green space at Post Office Park in downtown Boston has revitalized financial district.

1. Pam has been through Silver Spring on many of her trips through Washington, DC and understands that Downtown Silver Spring was once neglected, but is now becoming a revitalized urban core. Staff explained the goals of the Draft Green Space Plan for Silver Spring and understood staff's concern that the number of sites available for a large green space is dwindling. Pam stated:

“You can't go back after the downtown is revitalized”... and take the land for a green space. She couldn't understand why anyone would be against a green space in the CBD.

2. How the park is used:
 - a. The Park is like a beach at noon; people getting their dose of sun and vitamin K.
 - b. It provides cool shade from the sun in the hot summer months.
 - c. People surge into the park at Lunch time. People will buy lunch elsewhere and eat it at the park.
 - d. Moms with strollers and children frequent the park. This is interesting because there are no residences within 4 to 5 blocks.
3. Economic Benefits:
 - a. A view onto a green is prime office space: “Its' like a view onto Central Park”.
 - b. If people are drawn to astro-turf (like the civic center plaza in Silver Spring), why not to a fountain, concert, trees, cafés?
 - c. Make sure users can “Get something” such as a coffee, ice cream, pubs, food vendors and other outdoor eating venues.
 - d. Post Office Park is not near residential – no apartment buildings fronting the park; the closest residential is 4 to 5 city blocks away.
 - e. Today there is a lot of retail. There was very little in 1992 before the park opened.
 - f. Though the economy of Boston has improved generally since the park opened, much of the overall improvement in surrounding and adjacent property values can be attributed to the park.
4. Description:
 - a. Site area : 1.7 acres
 - b. There is constant grounds maintenance
 - c. The park is everyone's living room
 - d. Underground parking garage with 1,400-car spaces, classical music, painted ceilings – the “Taj Mahal of parking garages”

5. Financial Structure:
 - a. A land redevelopment corporation, a not for profit corporation, called *The Friends of Post Office Square Redevelopment Corporation*, operates Post Office Square.
 - Based on legislation enacted by the State of Massachusetts, called the Urban Renewal Statute.
 - Composed of surrounding business owners, such as banks, as well as outside shareholders.
 - Gives control of the park to the Land Redevelopment Corporation for 40 years (18 years left) after which the land reverts to the city of Boston.
 - b. The corporation generates \$8.6 million per year in profits, of which:
 - Some is used to pay for the \$76 million loan of the development of the park-and-parking-lot
 - \$2.9 million are annual operational costs
 - \$1 million is for the local tax bill
 - Some extra funds are contributed to a maintenance fund for neighborhood parks in Boston
6. Pam suggests we study Bryant Park in New York City as well as Centennial Park in Atlanta, Georgia.
7. For more details (and history) see Post Office Square websites: www.normanbleventhalpark.org & www.posquare.com

Green Space Plan for the Silver Spring CBD – Outreach

Silver Spring Chamber of Commerce

**July 3, 2008, 9:30 am, Chamber of Commerce, 8601 Georgia Avenue
M-NCPPC in attendance: John Marcolin, Sandra Pereira, Glenn Kreger**

Meeting Minutes

Staff was invited to present the Green Space Plan for the Silver Spring CBD at the Silver Spring Chamber of Commerce monthly meeting. Below is a summarized account of the questions and concerns that came up during the presentation.

1. Economic feasibility

- a) Underground parking is a financial challenge mainly due to the existing shallow bedrock in the CBD. Staff responded that the redevelopment of existing surface parking facilities has been identified as an opportunity to better use urban land for the creation of amenity areas and public open space. Staff has suggested underground parking facilities as the most efficient way of locating parking in the urban environment. However, above ground structured parking facilities wrapped with activating uses are also acceptable and fulfill similar objectives of freeing up valuable urban land.
- b) How many of the examples shown with underground structures (e.g. Post Office Square, Bryant Park) have dealt with existing bedrock? How much is it to park in the Post Office Square parking garage? Their rates, which provide revenue for the park and more, are unthinkable in Silver Spring.
- c) Are green spaces economically feasible? The Rockville Town Center does not work from an economics perspective.

2. Economic impacts

- a) Do green spaces truly support and benefit retail? Staff answered that green spaces are an integral part of the urban environment together with residential, office, and retail. They will draw people and function as an economic engine for the CBD if properly designed and maintained. Green spaces and retail are known to have great synergies. People drawn to green spaces will patronize surrounding retail, and people drawn to that retail will enjoy the green space as an amenity.
- b) None of the examples showing property value vs. proximity to parkland in Montgomery County (e.g. King Farm and Kentlands) represent a true urban environment like the SS CBD. It is necessary to analyze the economic impacts of green spaces in an urban context, such as, Jesup Blair Park. What are the economic benefits of Jesup Blair Park? If Jesup Blair Park is not a good example, then what are the reasons? It should be made a first priority to have it as a good example. Otherwise, how can the recommendations for additional green space in the CBD have any merit? Staff answered that the location of Jesup Blair Park at the southern tip of the CBD does not make it easily accessible to everyone in the CBD. In addition, access is also limited due to the railroad tracks to the east and Georgia Ave to the west, which function as barriers. Lastly, the surrounding uses, especially industrial, do not contribute to the activation of the park.

- c) From a regional standpoint, would these spaces (or even the CBD) compete with other similar spaces like the Rockville Town Center to the point that it is detrimental for the region? Staff responded that in order to create vibrant, successful and sustainable urban areas it is necessary to have a mix of uses (office, residential, retail) and an open space network that complements those uses. All of these elements are part of the package. The goal is to create pedestrian friendly places that encourage people to get out of their cars, which directly relate to broader issues of rising gas prices and climate change. Even though these urban areas are still limited in number, this is the new trend in urban planning.

3. Maintenance

- a) Who is going to maintain these green spaces? Why should the private sector be burdened with maintenance? Staff responded that it depends on who develops the green space. If it is privately developed, then it should be privately maintained. However, if it is developed by the public sector only, then it should be maintained by the public sector. Especially in mixed-use developments, the private sector will have a vested interest in maintaining these spaces to ensure that they contribute to rather than detract from the success of the surrounding development. In addition, with ever decreasing funds, the public sector will have less ability to maintain public spaces.
- b) If the Amenity Fund will be used to purchase portion of these sites, then who will maintain them?

4. Density

- a) Surrounding density is critical for the success of urban green spaces. However, in the CBD we don't have the densities needed to generate the critical mass needed for these spaces. The examples shown (e.g. Post Office Square, Bryant Park, etc.) have much higher surrounding densities, which account for their success. Staff answered that this study makes strategic recommendations for the future, long-term success of the CBD. At present, the CBD is not developed to the full allowable densities, thus it presents an opportunity to identify strategic locations for future large green spaces.
- b) How much public green space do we need to support Silver Spring's anticipated population of residents and workers? What is the ideal population/green space ratio? What are the ratios for the examples shown? Staff will follow-up, however it is difficult to quantify population numbers for urban green spaces since these spaces draw people from a wider region than the immediate vicinity of the CBD.
- c) Are the illustrations for each space accurate in terms of density/ FAR per sector plan's recommendations? Has the green space prevented the site from achieving the maximum allowable density within the set height limitations? If so, can density in the green space areas be transferred to other CBD areas? Staff said that the illustrations are conceptual and they roughly max out allowable density for each site. The overall recommendations allow for flexibility in the size of the green space as long as it meets the 0.5 acre minimum size.

5. Design elements

- a) Visibility is key to the success of these urban green spaces. The artificial turf has been successful in part because people see through, no blocked views. Parents drop off kids and can see them.
- b) Jesup Blair Park is an existing large green space in the CBD. Huge asset. What can be done to make it a success and achieve all the goals that this study describes for spaces that don't even exist?
- c) The illustration for the site of Parking Lot 3 in Fenton Village seems to conflict with the concept that the retail needs to be at the street edge. In contrast, the illustration shows retail that is pulled away from the street. Staff answered that these are two different

concepts. Retail at the street edge along with consistent street walls is important in main streets and roads to maintain a clear sense of enclosure and boundary. When this “street wall” is interrupted by an open space it should be done intentionally and at strategic locations, not arbitrarily to fulfill the 20 percent onsite PUS requirement. The retail on the illustration for Parking Lot 3 has been designed surrounding the green space and the two are meant to be inter-dependent. The design responds to site-specific conditions as well as strategic goals for green space in the CBD.

- d) The guidelines for tree-lined streets are problematic because people can't see retail signs from the street. Retailers have complained for the lack of visibility. Staff has heard this concern before and it is being addressed in the update of the SS Streetscape Standards.

Green Space Plan for the Silver Spring CBD – Outreach South Silver Spring Neighborhood Association

September 10, 2008, 7:30 pm, 8045 Newell Street – Social Room
In attendance: see sign-up sheet, MNCPPC staff - John Marcolin, Sandra Pereira

Discussion questions

Staff was invited to present the Green Space Plan for the Silver Spring CBD at the South Silver Spring Neighborhood Association meeting. Below is a summarized account of the questions and comments that came up during the presentation.

1. How will this Study be implemented? What is the process after the Planning Board approves the recommendations?

Response: Staff is still working out the specific details, but the intention is to have this study serve as guidelines for development. Any time a new development application is submitted in the Silver Spring CBD, it would be reviewed for conformance with the recommendations. It is not our intention to have a Sector Plan Amendment.
2. How will you be able to implement a green space in the Falklands?

Response: The Falklands is an opportunity that we identified for urban stream restoration, not necessarily a recommendation for new green space. These are coming up in the next slides. We'll then focus on the implementation of the recommendations. However, if by chance the Falklands were to re-develop, the stream valley would be required to be converted into a green space open to the public.
3. Why is the Giant site so high on the priority list if it has such strong constraints for implementation?

Response: Staff believes that there are strong incentives to redevelop this site because a) it is underused and it could potentially achieve a much higher density, b) despite the constraint of existing 20 year leases, if the economic climate was right, the owners would have more incentive to re-negotiate the lease, c) it occupies a prime location in the CBD and it is a block from the Silver Spring metro stop.
4. Why did you pick in South Silver Spring, the site on Kennett Street? Did you consider other sites such as the self-storage?

Response: We have considered the self-storage site as an alternative site. Despite some strengths, this site is located in the periphery of the CBD, next to the border with the District, which made it less desirable than the site on Kennett Street which is in the core of the South Silver Spring area. Thus, the site on Kennett Street seemed to better serve the residents of South Silver Spring. In addition, the site on Kennett Street includes a portion that has already been purchased by the County (DHCA), which would be key for a potential public/private venture.
5. Explain more about the other alternative that includes private development on the Kennett site?

Response: Based on the feedback that we have received so far, it might not be financially feasible to develop the Kennett Street site as a public enterprise only. The costs for land acquisition and future maintenance might be prohibitive. Therefore, we might have to revise our recommendations to call for a public-private partnership to develop this site with a mix-use development and a large green space with a minimum of 0.5 acres.

6. Can these sites accommodate a community garden? Playground?

Response: We welcome your ideas and suggestions for amenities in these spaces. We will then compile them in a master list which would allow Applicants to choose from according to their program of requirements too. As part of our recommendations, however, these green spaces should be as flexible as possible to accommodate a wide range of activities and users in similarity to the artificial turf site in the downtown area. They should not be highly programmed or designed.

7. How realistic is it to have these recommendations implemented?

Response: These recommendations represent the strategic vision for green spaces in the CBD. Because most recommendations rely on a public-private partnership, the private sector will have to take the lead to develop the green space in coordination with the guidelines and requirements established by the public sector. We can't give a timeframe for development/ implementation because it depends on the individuals who own the properties. So, it could happen tomorrow, next month or 20 years from now. At the current pace of development that the Silver Spring CBD is experiencing, it is imperative to establish these strategic locations for green spaces now rather than risking being too late.

8. How much should the private sector lead these efforts? We risk having them develop green spaces that are fenced off and hidden like the Discovery Garden all over.

JM: The private sector will lead the effort, but in coordination with the guidelines and objectives established by the public sector. Because the majority of the sites would be developed through a public-private partnership, there would be strong collaboration amongst all the parties. Ultimately, the public sector will have to approve the project. Staff agrees that the Discovery Garden is not the best example of a public green space, however when it was developed Silver Spring was a much different place and Staff did not have the same leverage to negotiate as it has today.

9. What do you need from us? How can we participate to help support your recommendations?

SP: You can send us letters or emails of support. In addition, we will take testimony when we go to the Planning Board next.

Green Space Plan for the Silver Spring CBD – Outreach Iglesia de Dios Pentacostal la Nueva Jerusalem

September 23, 2008, 2:30 pm, 1100 East-West Highway
In attendance: Pastor Mercedes, MNCPPC staff - John Marcolin, Sandra Pereira

Discussion questions

Staff met with Pastor Mercedes to discuss the recommendations of the Green Space Plan for the Silver Spring CBD and specifically for the Church's site, and to learn about the Church's plans for the future. Below is a summarized account of the questions and discussion that came up during the meeting.

1. Pastor: Our Church has been on this site since 1995 and we will not go anywhere now. There was nothing around us when we first moved here - Silver Spring was nothing compared to today. Things have improved. There is lots of construction around. We have prayed for Silver Spring and the Lord has helped us and Silver Spring. We are not moving out. Our work is here not somewhere else. We help youth, drunk people – we bring them in, guide, counsel, and help them to be better. We need to be here. We are not selling our land. Even if you offered \$65 million. Ok, we would sell if you gave us 5 acres of land here in Silver Spring and \$100 million.
2. Staff: It would be helpful if you let us explain why we are here. We are not here to negotiate land, in fact that County government is going through a budget crisis, so chances to have any funds to buy land are very small if non-existent. We are at a much earlier stage in the process when we simply identify potential sites in the CBD for large green spaces. These will most likely be developed by the property owners (rather than the government) when and if the property owners choose so. We want to work together with you to have a win-win situation for everybody. So, first it is important for us to understand your plans for the future.
3. Pastor: We want to stay in this location but we need to expand perhaps in the next 5 years or so. Our plan is to build up on our existing building to have more usable space. Our congregation has been growing and we want to fit in everyone. We have service on Sundays and activities all other days of the week. We want to host conferences, events, which will draw even more people.
4. Staff: Have you considered to do a mix-use development, which includes the Church and some other additional uses like residential, office above? You have the ability to do this at this location because you are in a prime location in the CBD where building heights and density are higher than what you currently have. In addition, the benefit of a mix-use development is that in the long-term it could generate additional revenue for the Church, assuming that the Church continues as the owner and leases or rents the office/residential space above. Also, you should consider talking to your neighbor and if he also wants to redevelop/expand, you would both benefit from doing it together as a joint project.

5. Pastor: We have not talked to our neighbor and do not know about their future plans, but we'll ask. We were not thinking of doing any residential/office – just the Church. We need to find an architect and talk about these ideas.

6. Staff: Keep us posted on your plans. We are here to help you achieve your goals in a way that you also give back to the community. All our recommendations ask for is a large consolidated green space that the community can use. The green space would also benefit the image of your Church and provide extra area if you have large events (conferences). The Church would not be required to provide any parking onsite, but would need to pay a fee-in-lieu towards the parking lot district.

Green Space Plan for the Silver Spring CBD – Outreach East Silver Spring Citizens’ Association, Inc. (ESSCA)

October 20, 2008, 7:30 pm, Sligo Recreation Center
In attendance: MNCPPC staff – Sandra Pereira, Melissa Williams

Discussion questions

Staff was invited to present the Green Space Plan for the Silver Spring CBD at the ESSCA monthly meeting. Below is a summarized account of the questions and comments that came up during the presentation.

1. Could the site at Sligo Ave and Grove Street now occupied by the Police station be converted into a green space? The community of East Silver Spring desperately needs more green space.
Response: Staff will follow-up on your suggestion. This site was not included on our analysis because it is located outside the CBD boundary.
2. Why is the Falklands considered an opportunity? The existing stream valley and natural environment is great as is. Any redevelopment especially with higher densities would be a detriment. There would be less trees, less green, and additional erosion caused by the additional impervious surfaces.
Response: In this study, Staff is not making recommendations for the Falklands. But, at a minimum, efforts could be made to make it more public perhaps via signage.
3. Does the tool “Off-site transfer of open space” translates into open space supposedly in Silver Spring being transferred to Bethesda?
Response: No, in fact, the off-site transfer of open space generally occurs within the immediate vicinity of the subject site.
4. The green space provided needs to relate better to the community of East Silver Spring. The north-south orientation of the green space excludes the community of East Silver Spring. Instead the green space should open up towards Fenton Street.
Response: This layout reinforces the retail corridor along Fenton Street, which it is agreed that needs to be strengthened, by adding more retail face along Fenton Street. As a response to your previous comments Staff now proposes to add an arcade connection between Fenton Street and the green space. This arcade would add a break to the retail wall while providing an access point off Fenton Street to the community of East Silver Spring.
5. The road in the middle of the block should be eliminated because it divides the green space in half and makes it a less usable – “kids can’t kick ball because there’s a road with cars”.
Response: This road follows master plan recommendations. Besides, it is intended to be a mixed-street, which is designed to emphasize pedestrian circulation while allowing for limited, slow auto traffic. Trees, bollards, and street furniture are used to mark the pedestrian domain. Ellsworth Street in downtown Silver Spring is an example of a mixed-use street. Cars will help to activate this area, they bring additional eyes on the street, and add to the perception of “public realm”.

6. How fair is the trade-off between Parking Lot 3 and the re-development with a green space? Is the **size** of the green space comparable to the existing parking lot? How many **parking spaces** will be public in the re-development? Will **parking cost** increase? What will be the **time lapse** between demolition and construction of the new parking facility? “Some projects get approved/ demolished and then nothing happens for 5 years, meanwhile we lost our parking lot and don’t have a green space or a parking facility.”

Response: The approximate area of the green space is 1 acre. Staff does not have information on the number of parking spaces proposed for the redevelopment of Parking Lot 3. However, in other projects such as the Galaxy in South Silver Spring, where the Applicant also re-developed a public surface parking lot, the number of public parking spaces provided inside the new parking garage doubled as compared to the number of existing parking spaces in the surface lot. Staff has no information on parking costs, but it would be reasonable to assume that these will be comparable to the standard parking rates at the time that the garage is completed. Staff does not know how much time it will take to built any proposal, however, this a valid concern and it has been noted.

Appendix 5 - Policy Background

A. General Plan Refinement of the Goals and Objectives for Montgomery County (December 1993)

The General Plan is a comprehensive framework for guiding physical development and managing limited resources in Montgomery County. The General Plan Refinement replaces the 1964 General Plan and the 1969 Update and provides a 21st century vision for Montgomery County. While it reaffirms the Wedges and Corridors concept as a framework for development, it builds upon it to define a total of four geographic components in the County: the Urban Ring, the Corridor, the Suburban Communities, and the Wedge, which are defined in terms of appropriate land uses, scale, intensity, and function.

As the County's longest-range and most visionary document, the General Plan Refinement establishes seven goals: Land Use, Housing, Employment/Economic Activity, Transportation, Environment, Community Identity and Design, and Regionalism, and associated objectives and strategies. Of special relevance to the present study are the following:

- Land Use Goal
 - Objective 8 "Provide a coordinated and comprehensive system of parks, recreation, and open space"
- Environment Goal
 - Objective 2 "Preserve natural areas and features that are ecologically unusual, environmentally sensitive, or possess outstanding natural beauty"
 - Objective 3 'Protect and improve water quality'
 - Objective 7 'Protect and improve air quality',
 - Objective 13 'Promote the efficient use of energy and plan for the County's long-term energy needs'.

B. Park, Recreation, and Open Space (PROS) Master Plan (2005)

The PROS Plan looks at park and open space needs for the county as a whole and for planning and community based team areas. It includes projected Population Changes by Planning Areas and provides relevant trends information, which show a projected 38 percent increase in the Silver Spring Planning Area population by 2020. The Silver Spring Planning Area encompasses the Silver Spring CBD, Takoma Park, Four Corners, North, East and West Silver Spring. In Silver Spring, age groups with an increase over 50 percent include youth ages 0 to 14, and 15-19. However, the increase in the population over 65 is nearly 75 percent. The Plan indicates that

the County is a major migration gateway into Maryland. It mentions that for the community at large, recreation facilities (and parks) provide opportunities to gather for social experiences, to build a sense of community and civic pride, to build ethnic and cultural understanding, opportunities for individuals and groups to interact with nature within an urban setting, and a place for families to grow and connect with each other.

C. Countywide Park Trails Plan (July 1998)

The Countywide Park Trails Plan proposes a 250-mile interconnected system of hard surface and natural surface trails of countywide significance. Although the Plan focuses on trails within the more than 25,000 acres of parkland owned by M-NCPPC, some trails in parkland owned by Federal, State, and municipal agencies have also been included. The Plan addresses the importance of facilities such as bike paths that are located outside of parkland but provide safe, attractive access to park trails.

This Plan provides an integrated, countywide vision for park trails. The guiding principles in the preparation of this document were: maintain a countywide perspective; emphasize connectivity; provide variety; establish guidelines to aid decisions at the local planning level; seek balance among recreation, transportation, and environmental concerns; establish the priority of key components of the Countywide network; designate a network which is responsive to population centers, both existing and planned; and recommend implementation strategies. The Plan recommends and sets priorities for routes that should be acquired, developed and open for public use in the next ten years.

D. The Approved and Adopted Silver Spring CBD Sector Plan, February 2000, provides the policy framework for the Silver Spring CBD.

Green Downtown: The Sector Plan establishes six themes that articulate the goals and vision for the CBD. The *Green Downtown* theme calls for a network of green urban parks connected by tree-lined streets and boulevards. This vision is to be achieved by applying seven different elements, which are: **urban boulevards, promenade streets, mixed streets, green streets, green parks, landscaped plazas and green parking lots.** The last four elements directly support and encourage green open space in the Silver Spring CBD. These elements envision spaces that “create visual and physical respite” and offer “formal and informal gathering spaces to complement street and building design” (p.22). They are seen as grassy, shaded places that “offer visual, physical, and recreational alternatives to the hard-edged urban environment” (p.23).

Community Facilities: The Sector Plan provides recommendations for existing and proposed Community Facilities in the CBD. Among them are specific parks and open spaces that could be built or renovated to improve the green space network in the Silver Spring CBD, such as:

1. Gateway Plaza (at Downtown Silver Spring)
2. Civic Plaza
3. Silver Triangle (i.e. Discovery Garden)
4. Silver Circle
5. Fidler Lane Promenade
6. Fenton Urban Park
7. Jesup Blair Park
8. Acorn Park
9. Hanson Park

Since the adoption of the Silver Spring CBD Sector Plan, only the expansion of Fenton Urban Park site remains to be implemented, the others have been either built or approved. However, most of the new facilities are hardscaped plazas rather than green parks. In addition, some like the formal garden next to Discovery Headquarters, are not perceived as public space because of physical elements that separate it from the public streetscape.

Urban Recreation Facilities: The Silver Spring CBD Sector Plan also recommends the development of Urban Recreation Facilities, such as, a skateboard park, rock climbing wall, fitness facilities, sculpture playground, water fountain, ice rink, skate parks, and in-line hockey rinks, which are characteristic of urban environments in terms of scale, recreational structures, and activities. The Sector Plan lists the following as potential urban recreation sites:

1. Montgomery Regional Office (MRO) Building Garage site
2. Cameron/Second Street Garage
3. Ripley Parking Lot
4. Canada Dry site
5. Fenton Village Garage (Garage 4)
6. M-NCPPC Parking Lot
7. Fairview Park (Outside the CBD)
8. Jesup Blair Park
9. South Fenton Urban Park
10. Civic Center site

The Canada Dry site has been developed and the Civic Center site has been approved for development, respectively. The renovation of Jesup Blair Park has also been accomplished.

E. Recreation Guidelines (1992)

The Recreation Guidelines, approved by the Montgomery County Planning Board in 1992, provide a method for evaluating whether the recreation facilities for a particular residential community will be adequate, and give guidelines for the design and development of those facilities. The method involves calculating the demand points for each population category in each housing type, and then comparing these values to the supply points provided by each recreational facility for each population category. This quantitative method allows for objectively determining the adequacy of the recreational facilities for every residential development. Furthermore, the specific guidelines provided for the design of each facility, such as: area, setbacks, possible activities, and screening/landscaping, establish a platform for safety and design excellence that is consistent throughout the county. However, it is essential that these Guidelines be updated as soon as possible as they do not relate to new developments in heavily urbanized areas.

F. Parks for Tomorrow (1998)

Parks for Tomorrow is a supplemental Staff document to the 1998 Park, Recreation, and Open Space (PROS) Master Plan. The goal of this plan is to provide a system of urban parks and open spaces that serve the needs of our diverse communities and are attractive, safe and accessible. It addresses the increasingly urbanized areas of Montgomery County – areas that are experiencing the most rapid changes in the physical landscape, in society and in the economy. The vision in this plan for urban open spaces in Montgomery County is characterized by the following:

- Urban parks and open spaces that serve as community gathering places.
- Aesthetic open spaces that attract businesses and residents and contribute to urban revitalization.
- Recreation spaces for residents and employees.
- Attractive tree-lined streets that link the community to parks, businesses, shopping and public facilities.

G. Legacy Open Space (LOS) Functional Master Plan (2001)

The LOS Plan was created to preserve the best remaining open space of varying kinds throughout Montgomery County. One of the six categories within this plan is Urban Open Spaces. The goal of the LOS Plan is to identify urban open space opportunities within existing neighborhoods and pursue transfer or purchase of selected sites. The functional master plan identifies specific open space sites and provides criteria for selection of additional sites for the

program. Criteria for urban open spaces include key open space along major highways, land within existing urban areas, and important urban natural areas. Any Urban Open Space sites that are added to the LOS plan may be protected through a variety of tools including transfer of other public land to Parks, dedication of land through development, and outright acquisition for parkland.

H. Future Countywide Urban Park Plan (under development by the Department of Parks)

This future Plan will amend the Park, Recreation, and Open Space (PROS) Master Plan for Montgomery County to better reflect the important role urban parks play in community life. The Plan will examine how the pattern of urban parks relate to existing and proposed urban growth areas and will propose the types of activities and amenities that are best suited for urban parks. Key aspects that include finance, management and ownership of urban open spaces will also be explored in order to find innovative, cost-effective and efficient strategies to sustain urban parks.