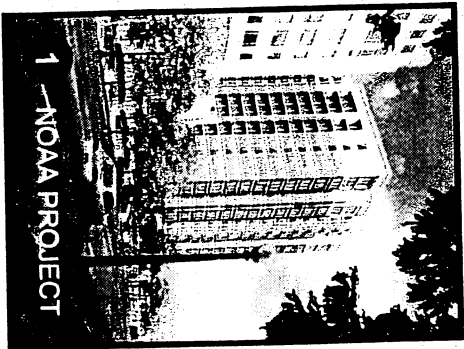
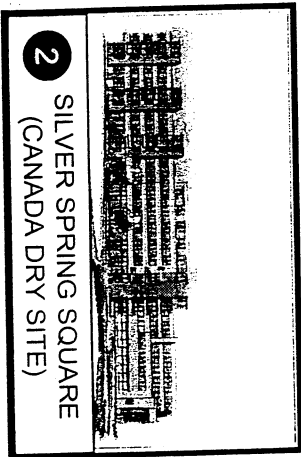


Faces of the New Neighborhood



1 NOAA PROJECT



2 SILVER SPRING SQUARE (CANADA DRY SITE)

South Silver Spring: The future home of more than 1000 households and various new businesses

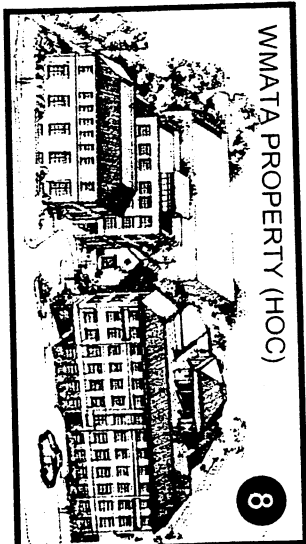
Future Residential Projects

- 1 NAXATA 375 units
- 2 Canada Dry 260 units
- 3 Silver Spring Gateway Project 150 units
- 4 Post Office Project 100 Units
- 5 Robins Building: 5000 sq ft housing 300 units
- 6 Gramax Building 127 units
- 7 Williams-Walker Building 177 units
- 8 NAXATA Property 4100 sq ft 100 units

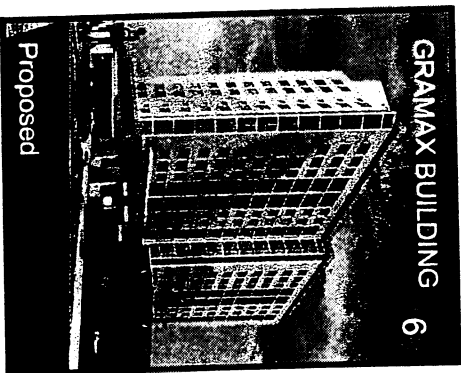
New / Recent Business Investments

- 1 The Photo Group / Blue Hill Arts Center
- 2 Easton Restaurant & Pub Club
- 3 Strategic Business Company & Craftworks
- 4 NAXATA Building
- 5 P&H
- 6 Lee-Armed Restaurant
- 7 Discovery Center / Technology Center
- 8 Silver Spring Innovation Center

Proposed Buildings
Existing Residential Projects

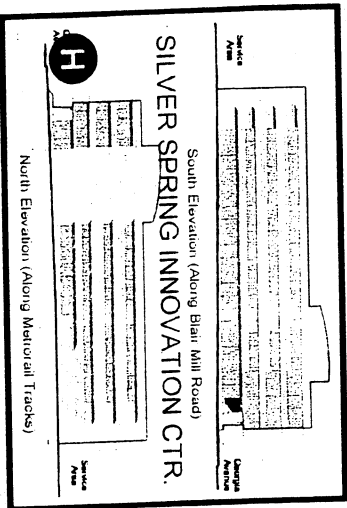


8 WMATA PROPERTY (HOC)



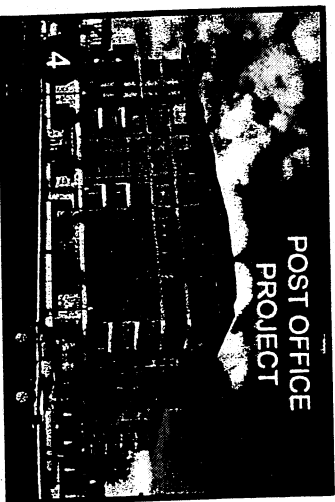
6 GRAMAX BUILDING

Proposed

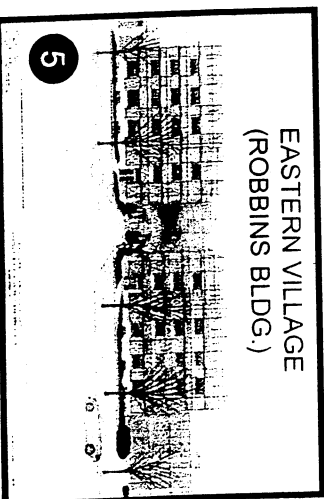


SILVER SPRING INNOVATION CTR.

North Elevation (Along Metrorail Tracks)

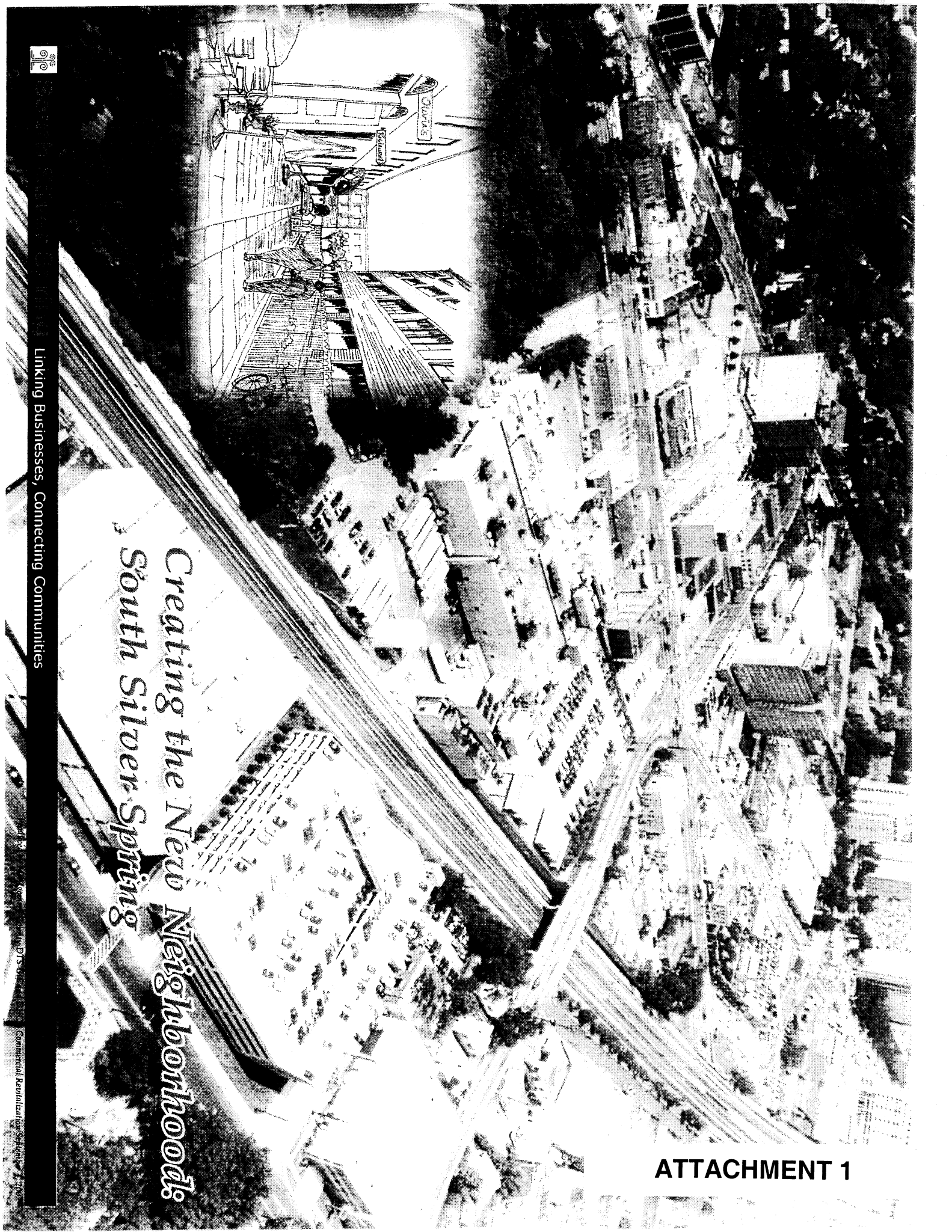


POST OFFICE PROJECT



EASTERN VILLAGE (ROBBINS BLDG.)

5



ATTACHMENT 1

*Creating the New Neighborhoods
of South Silver Springs*

Linking Businesses, Connecting Communities



City of South Silver Springs
Commercial Revitalization Study
2013



Creating The New Neighborhood: South Silver Spring

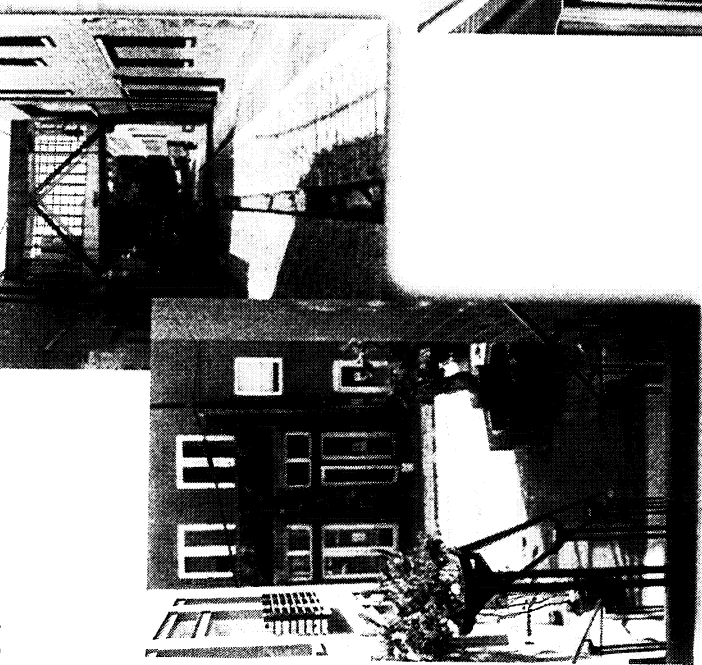
This study builds on the new urban neighborhood that is emerging in South Silver Spring. The following recommendations propose a series of pedestrian oriented linkages that improve the livability and attractiveness of the South Silver Spring area.



Georgetown: Cady's Alley - under construction (conceptual sketch & progress photos)



Rendering by Richard Chenoweth, AIA



Seattle (2 different alleys)

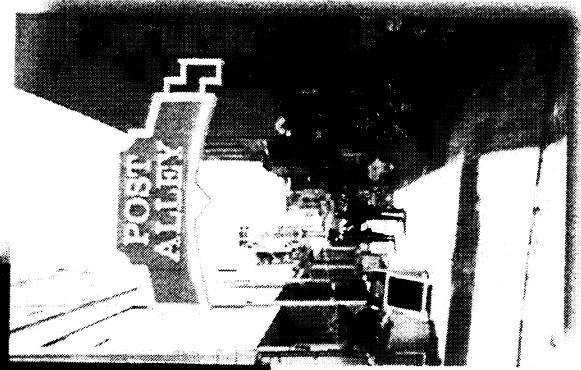
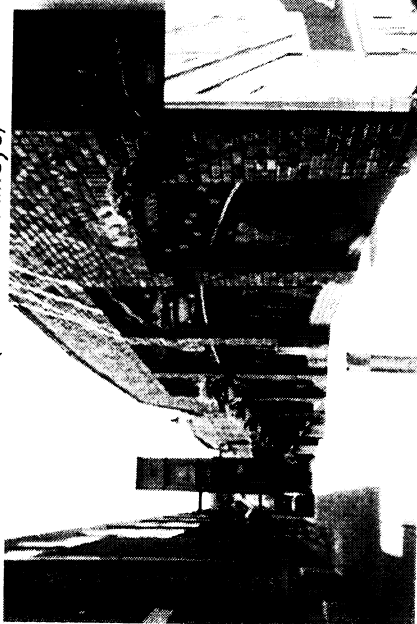
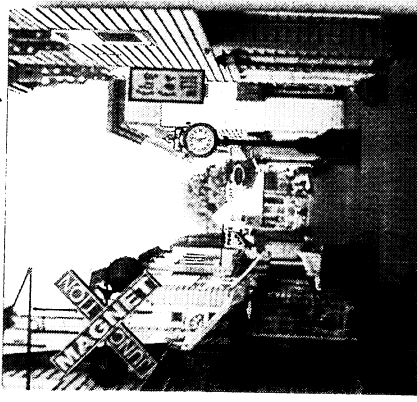


Photo courtesy of City Design, City of Seattle

Rehobeth Beach, DE (2 different alleys)



Montreal (Vieux Montreal)



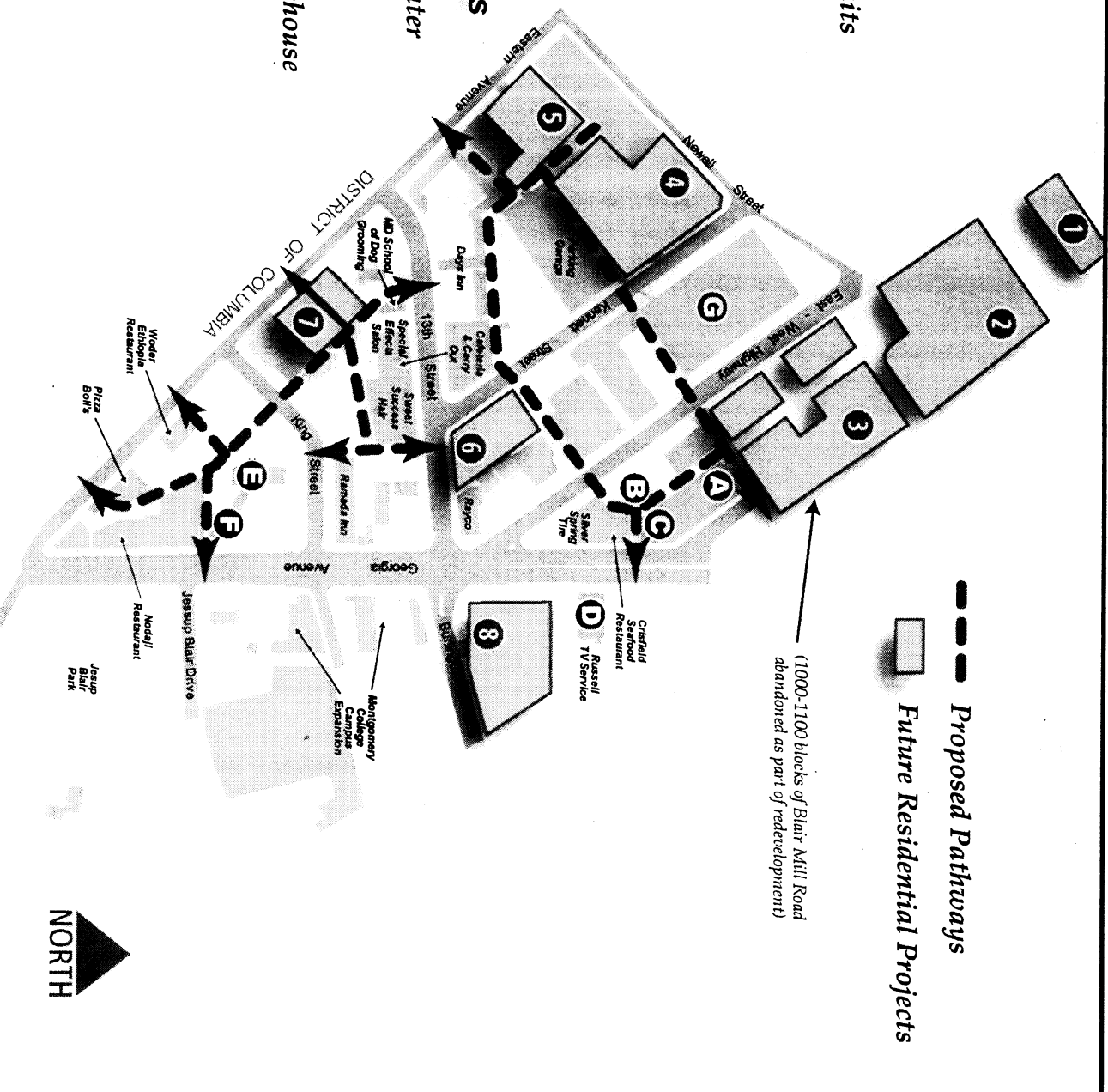
South Silver Spring: The future home of more than 1000 households and various new businesses

Future Residential Projects

- 1 NOAA: 198 units
- 2 Canada Dry: 200 units
- 3 Silver Spring Gateway Project: 120 units
- 4 Post office project: 100-120 units
- 5 Robbins Building: Condo housing
(number of units to be determined)
- 6 Gramax Building: 177 units
- 7 Williams/Wilste Buildings: 177 units
- 8 WMATA Property (HOC): 100 units

New / Recent Business Investments

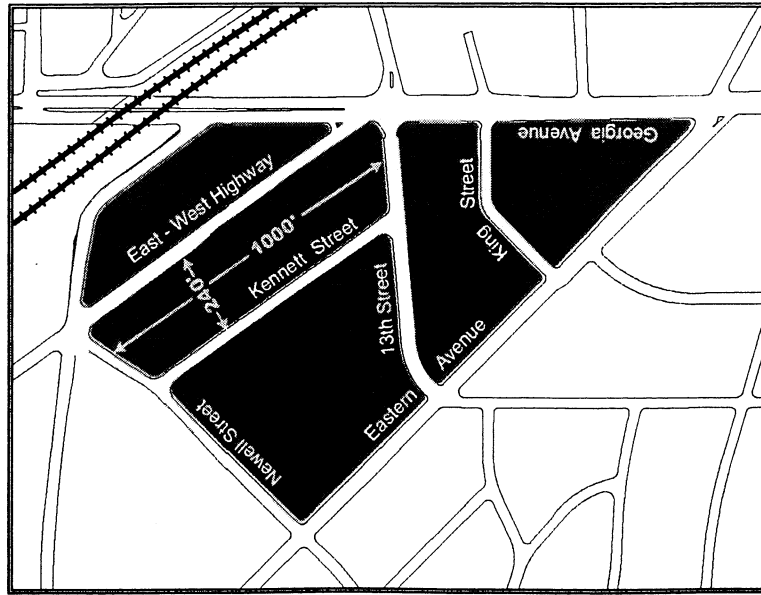
- A The Photo Group / Blair Mill Arts Center
- B Izora Restaurant & Nite Club
- C Mayorga Roasting Company & Coffeehouse
- D ACECO Building
- E 7-11
- F Los Arterias Restaurant
- G Discovery Creative Technology Center



Current Blocks are Industrial Scale: New Neighborhood Must Be Pedestrian Scale

Existing Block Pattern

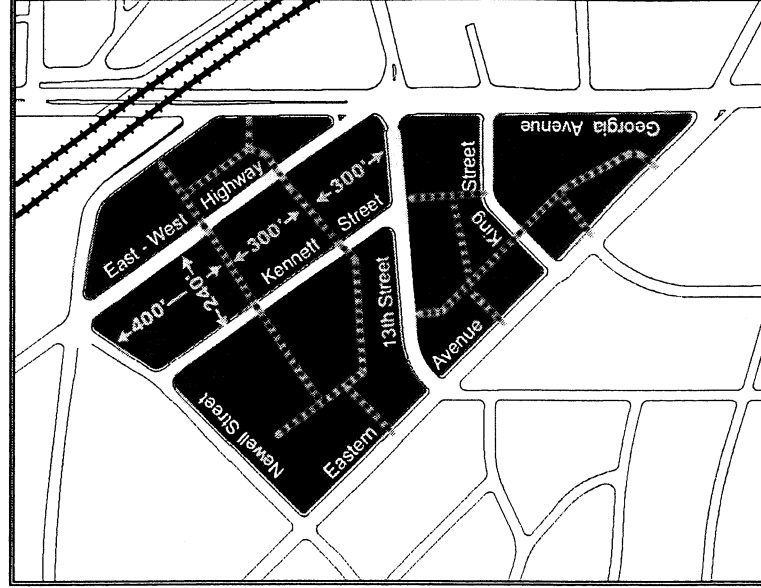
Distances and block sizes are over three times the typical urban block, creating long walking distances and no sight lines.



Current Block Sizes and Pathways

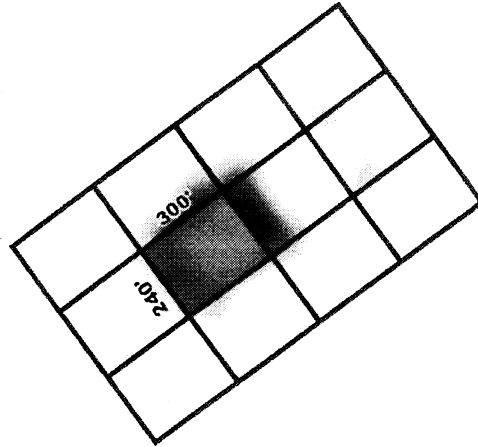
Proposed Block Pattern

By breaking up the industrial scaled blocks into shorter urban blocks, pedestrians can find their destinations more easily.



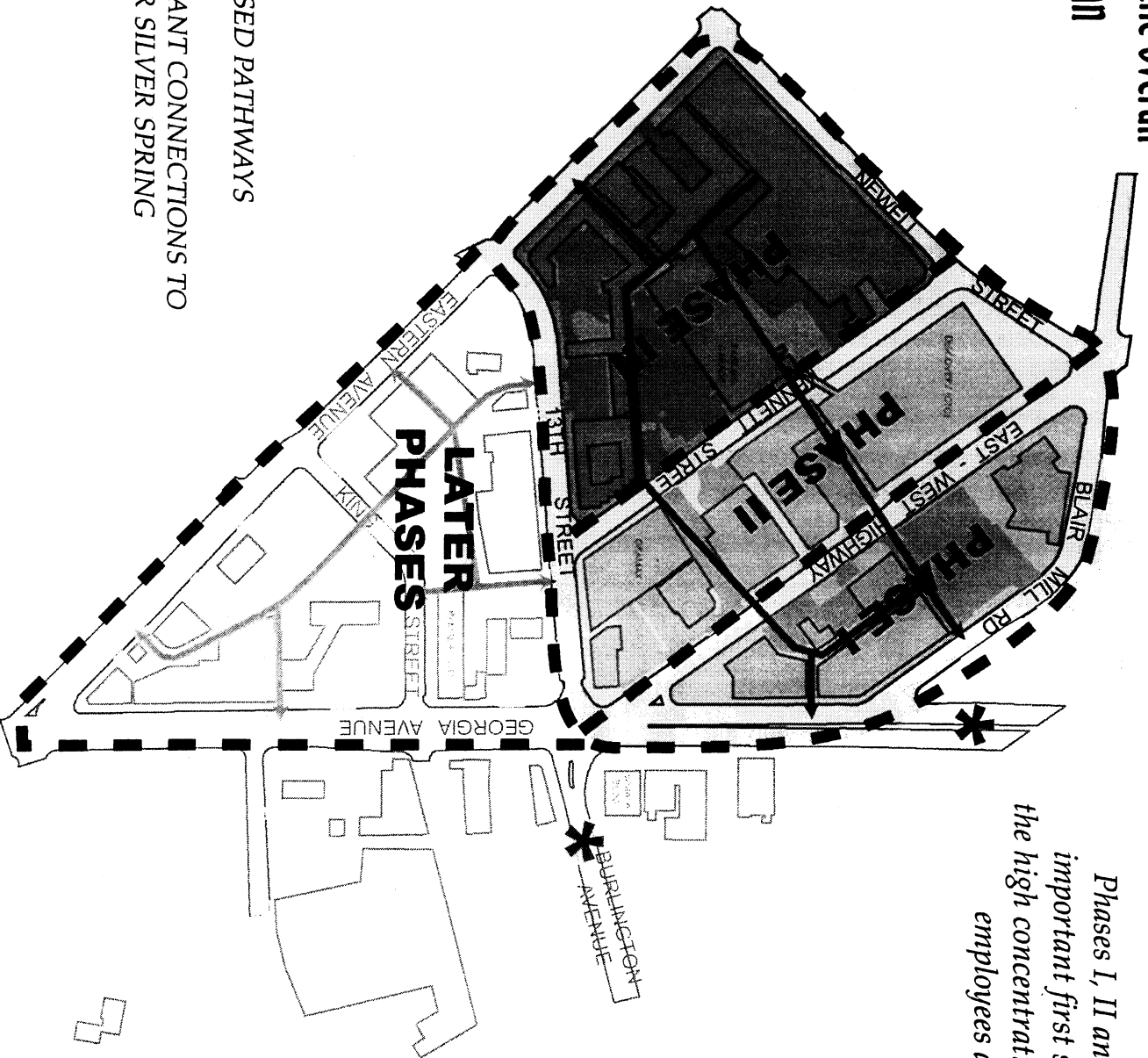
Proposed Block Sizes and Pathways

Typical Urban Block



New Pathways Add to the Overall

Circulation Plan

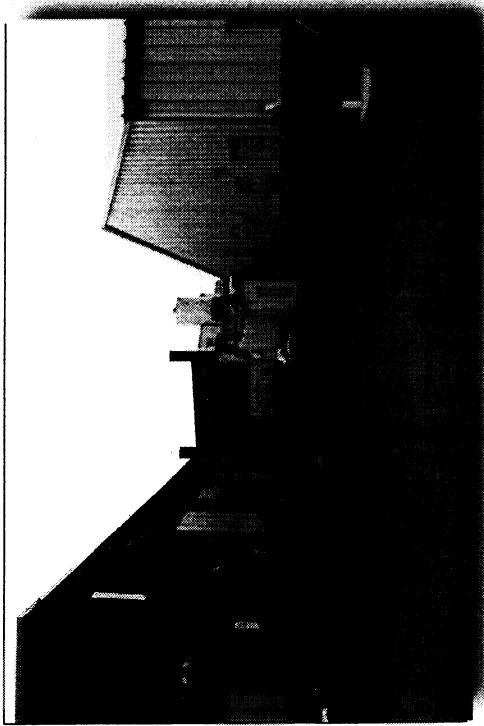


Phases I, II and III are the most important first steps to connecting the high concentration of new businesses, employees and residents.

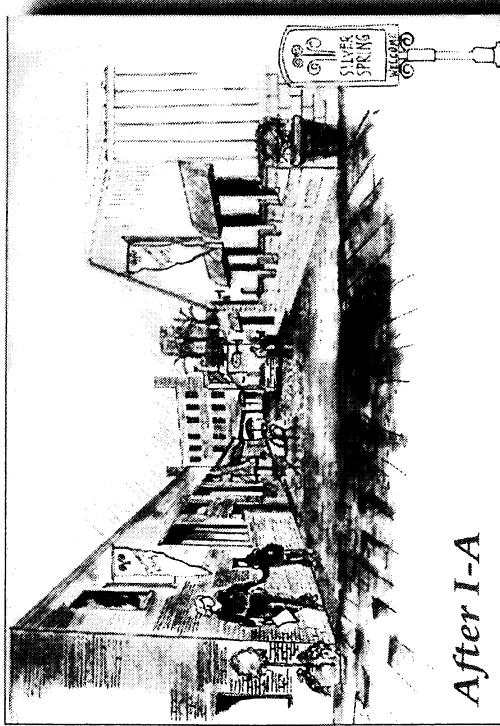


Phase I: Blair Mill Links

Improve private access to enhance pedestrian access to new activities

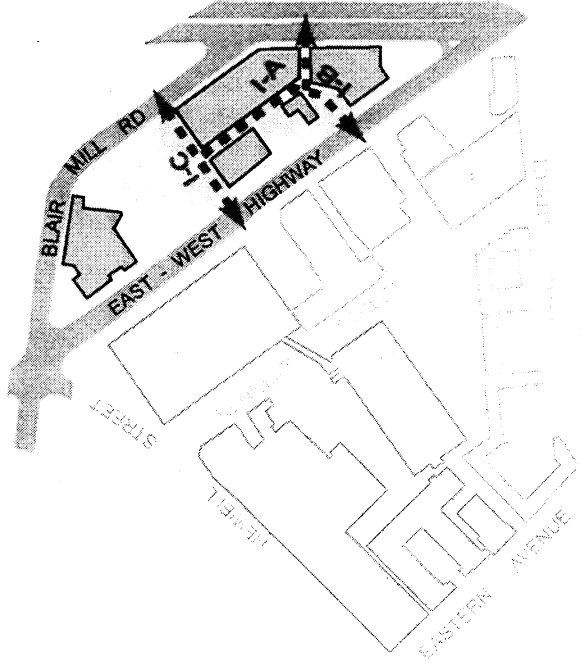


Existing alley looks uninviting and dangerous.



After I-A

Future alley is attractive and pedestrian friendly.



Add Streetscape Design Elements:

- Pavers
- Decorative Lighting
- Canopies
- Banners
- Planters
- Window Boxes
- New Signage

(Phase I-B improvements will be similar to what is shown for Phase I-A)

An Implementation Strategy Plan

Phase I: Blair Mill Links

| Project Phase | Start - Complete | Status/Next Steps | Issues |
|--|---------------------|---|--|
| <p><u>Phases Ia & b</u></p> <ul style="list-style-type: none"> • Owner: Blair Mill LLC (Barry Soorenko) • Use/Access: Public Easement needed. • Cost: \$400,000 • Funding: <ul style="list-style-type: none"> - County - CDBG - HUD-EDI - Community Legacy - State Bond Bill | <p>12-16 months</p> | <ul style="list-style-type: none"> • Owner contacted/discussions begun. • Consultant assignment issued to begin topographic survey and concept design. • Design alley – paving, lighting, iron gates, street furniture and hanging flower baskets. Develop alley standards (DPWT, DPS, M-NCPPC) • Incorporate Silver Spring Signage Program. • Obtain easement agreement dedicated by owner. • Develop mural project or other arts project. • Develop maintenance-management plan (Urban District). • Begin construction Fall/03. | <ul style="list-style-type: none"> • Coordination with owner/developer and Mandatory Referral could delay project. • Permitting could delay project since new standards for converting alleyways to pedestrian linkages might be required. |

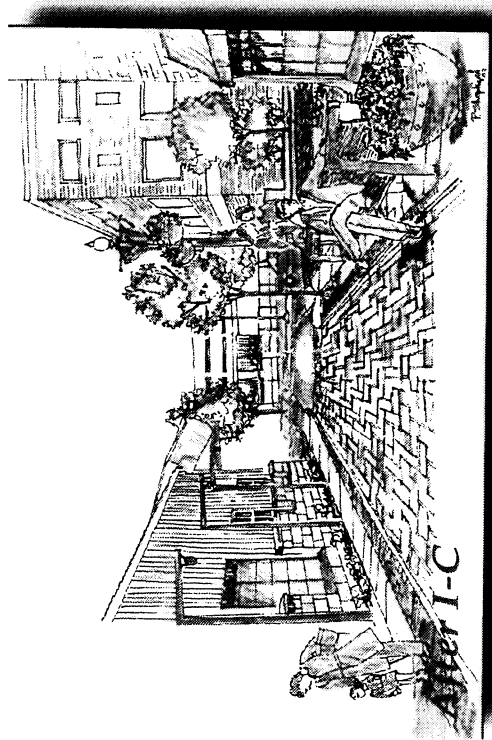


Phase I: Blair Mill Links

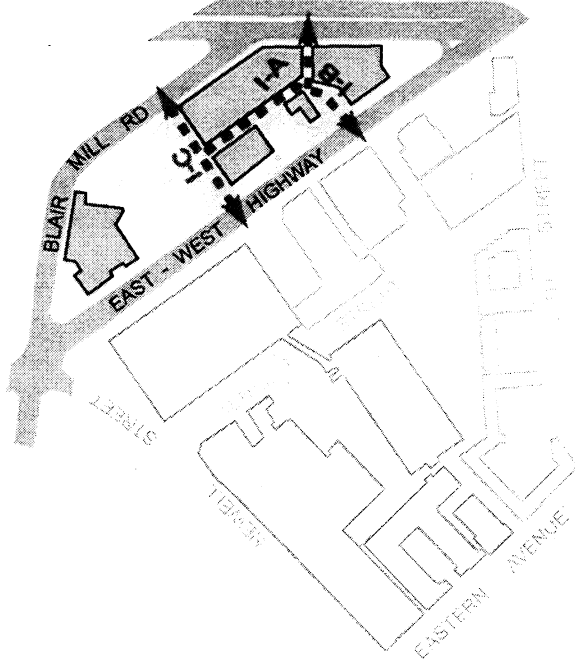
Work with private owner
on compatible design



Existing private driveway



*Illustration of potential improvements
(final design to be determined by private developer)*



Add Streetscape Design Elements:

- *Pavers*
- *Decorative Lighting*
- *Canopies*
- *Banners*
- *Planters*
- *New Signage*
- *Trees*



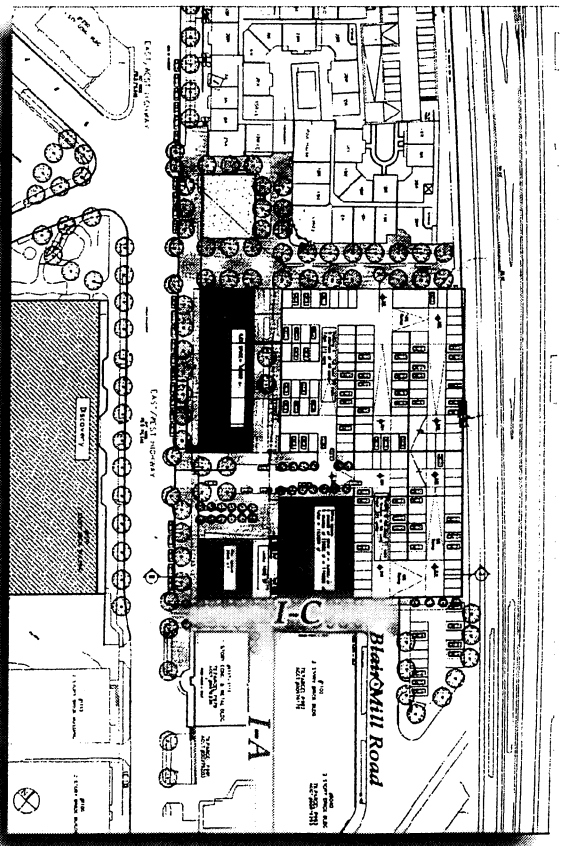
An Implementation Strategy Plan

Phase I: Blair Mill Links

| Project Phase | Start - Complete | Status/Next Steps | Issues |
|---|------------------|--|--|
| <p><u>Phase Ic</u></p> <ul style="list-style-type: none"> • New private development: JBG, Gateway and Silver Spring Innovation Center. • Owner: JBG/Soorenko • Public amenity • Funding: By Developer | 18-24 months | <ul style="list-style-type: none"> • Conclude negotiations for County's Silver Spring Innovation Center and incorporate link in that development agreement. | <ul style="list-style-type: none"> • Assure related linkages are required through Planning Board approval of JBG project. • Complete closure and abandonment of Blair Mill Road. • Finalize private/public parking requirements. • Work with private owner on compatible design. |



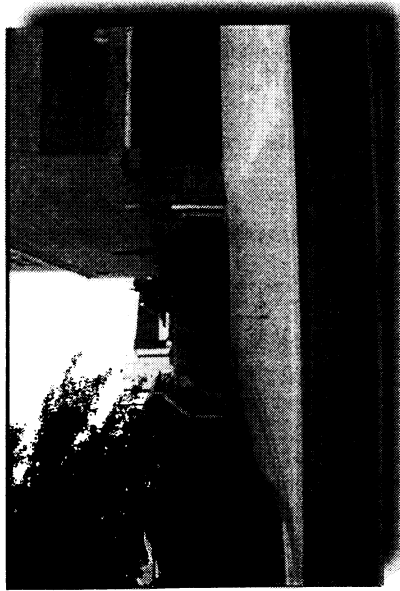
Aerial photo of existing site



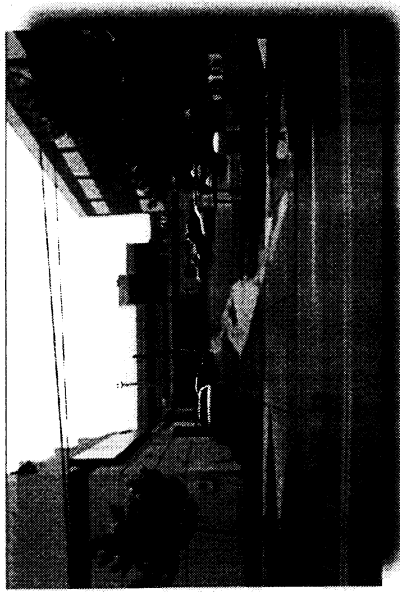
Proposed Gateway Mixed Use Development
(A Portion of Blair Mill Road will be abandoned)

Phase II: East - West Links

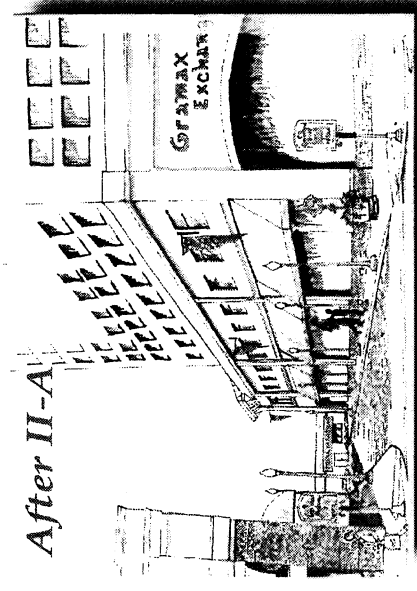
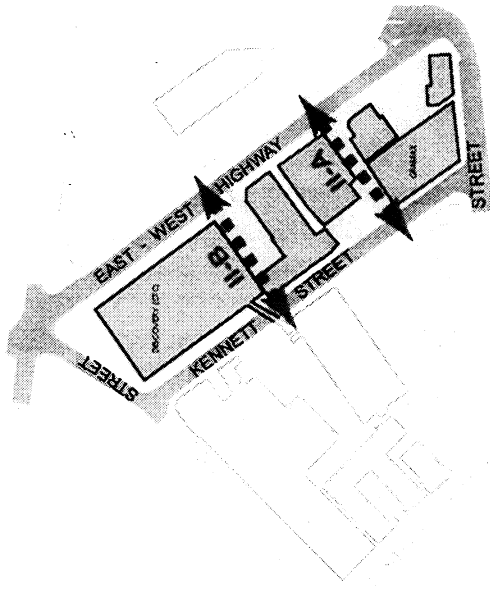
Some new pathways can be shared by pedestrians and cars alike.



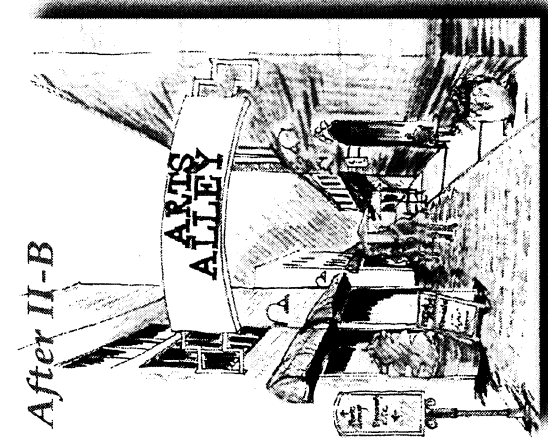
This driveway adjacent to the Gramax building currently functions as a parking and drive thru lot for a rental car business.



The existing circulation path does not allow the pedestrian to find the public parking garage with much ease.



A new street adjacent to the Gramax building will provide a better connection for cars and pedestrians.



The future pathway can provide a direct, pleasant and safe environment for pedestrians

Add Streetscape Design Elements:

- Pavers
- Decorative Lighting
- Canopies
- Banners
- Planters
- Landscaping
- New Signage



An Implementation Strategy Plan

Phase II: East - West Links

| Project Phase | Start - Complete | Status/Next Steps | Issues |
|---|----------------------|--|--|
| <p>Phase IIa</p> <ul style="list-style-type: none"> • Owner: Rose Crivella • Tenant: Thrifty Car Rental • Access: Acquisition of three small parcels. • Cost: \$2 million including acquisition. • Funding: <ul style="list-style-type: none"> - County - CDBG - HUD-EDI - Community Legacy - State Bond Bill • Acquisition cost partially recovered through infill development. | <p>24-30 months.</p> | <ul style="list-style-type: none"> • Owner is approachable and willing to sell. • Obtain appraisal and metes and bounds survey. • Negotiate purchase of land. • Develop new, urban, "Connector Street" standard that is a combination pedestrian link and service road. • Relocate Thrifty Car Rental. • Assign topographic survey, concept and design drawings to consultant. • Acquisition after appropriation (7/03). • Coordinate with DPWT/Park and Planning/RST Development and the Silver Spring Urban District. • Begin streetscape construction. | <ul style="list-style-type: none"> • Non-standard street-permitting issues. Coordination will require collaboration with DPWT, DPS, M-NCPPC and others to create a new street standard that is appropriate to this application. • Thrifty Car Rental can be relocated within Silver Spring |
| <p>Phase IIb</p> <ul style="list-style-type: none"> • Owners: Imperial Investment Company (Martins Family). • Tenant: NTB Tires • Access: Purchase public easement. • Cost: TBD. • Funding: County. | <p>24-30 months.</p> | <ul style="list-style-type: none"> • Contacted property owners, and NTB (tenant) - willing to discuss • Negotiate terms of the easement and legal liability agreement. • Assign topographic survey, concept and design drawings to consultant. • Work with architect to design new building side elevation to include mural. • Incorporate Silver Spring Signage Program. • Develop maintenance management plan (Urban District). | <ul style="list-style-type: none"> • Needs further study • Nature of linkage to be determined- street/promenade/future development opportunities. • Mid-block crossing for pedestrians. • Coordinate facade treatment with Discovery/ Creative Technology Center. |



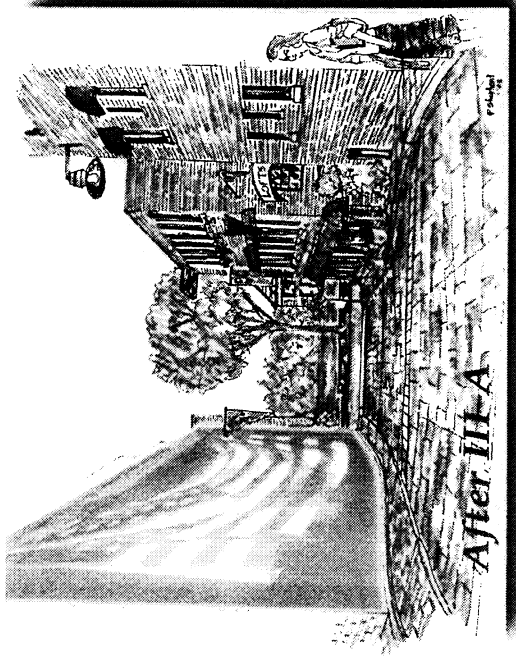
Phase III : Kennett Links

Impersonal driveways can become artistic attractions.



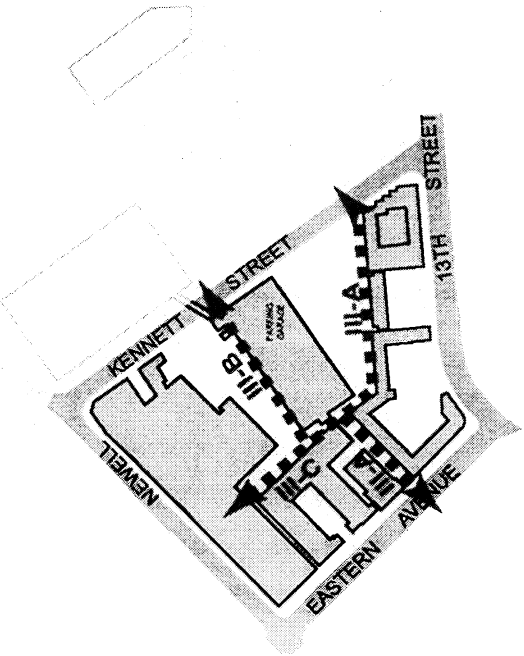
Before III-A

This driveway from the public parking garage is not currently accessible.



After III-A

This future driveway can provide residents and employees a pleasant and safe shortcut to services along Eastern Ave.



Add Streetscape Design Elements:

- Pavers
- Decorative Lighting
- Canopies
- Banners
- Planters and Landscaping
- Window Boxes
- New Signage
- Wall Mural

Photo of flag mural by Jack Ramsdale used with permission for DHCA sketch. Original mural by Meg Saligman.



An Implementation Strategy Plan

Phase III: Kennett Links

| Project Phase | Start - Complete | Status/Next Steps | Issues |
|---|--|--|--|
| <p>Phase IIIa</p> <ul style="list-style-type: none"> • Owner: Silver Spring Parking Lot District. • Access: County owned. • Cost: \$600,000 • Funding: <ul style="list-style-type: none"> - County - CDBG - HUD-EDI - Community Legacy - State Bond Bill | <p>12 months. (Could be a quick project to implement).</p> | <ul style="list-style-type: none"> • Meet with DPWT (Parking Division). • Assign consultant task to develop concept plan to include streetlights, paving, street furniture, Silver Spring signage. • Coordinate meetings with DPWT, Park & Planning & Urban District. • Develop CD drawings and begin construction | <ul style="list-style-type: none"> • DPWT approval of links and project coordination. • Future parking garage plans need to be investigated because an additional structure might be needed on this site that could impact link locations. |
| <p>Phase IIIb & c</p> <ul style="list-style-type: none"> • Owner: E. Brooke Lee Jr., ET AL, Triad Housing Corp., Patriot Group LLC • Access: Acquisition of easement or Developer amenity. • Costs: TBD • Funding: County or Developer. | <p>TBD based on private redevelopment.</p> | <ul style="list-style-type: none"> • Coordinate links with Triad Housing Corp, Contract purchaser. • Continue discussions and meetings with owners and DPWT and Park & Planning. • Resolve implementation responsibility: County or Developer. | <ul style="list-style-type: none"> • Once implementation responsibility is resolved, the issues can be determined. |

South Silver Spring Linkage Program Implementation Summary

8 Segments

- 1 on County Owned Parking Lot District property
- 1 acquisition and relocation of Thrifty Car Rental
- 3 through private development amenity requirements
- 2 require public access easements
- 1 requires easement and partial building reconstruction

Public Costs, estimated

- Phase I.....\$520,000 FY04
- Phase II.....\$2,420,000 FY04-06
- Phase III.....\$600,000 FY04-06

Total Base Costs.....\$3,540,000 over 3 years
+ 10% contingency and amenity.....\$354,000

Total Program Costs.....\$3,894,000



South Silver Spring Linkage Program Pre-implementation Steps

Agency Reviews:

- DPWT to review recommendations, solicit input and identify issues such as non-standard street design, public easements, acquisition, and improvements on Kennett Street Parking Garage site,
- DPS to identify Permitting concerns, preliminarily, such as conversion of private alleys to public walkways and DPS requirements, in general,
- Silver Spring Regional Center Staff to review recommendations, solicit input, identify community issues and discuss the role of the Urban District in maintenance of the new linkages,
- The Silver Spring Mobility Study Task Force to review recommendations, solicit preliminary input and coordinate with the work of the Task Force,
- Planning Board staff to review recommendations, solicit design input, discuss opportunities for developer implementation of some links and define Mandatory Referral requirements,
- DED to coordinate links with the Silver Spring Innovation Center, and
- OMB to review budget requirements and outline multiple year implementation strategy.

Presentations to Promote Support:

- Silver Spring Citizens Advisory Board and relevant committees,
- Gateway/Georgia Avenue Development Corporation,
- Montgomery College facilities staff,
- Discovery staff,
- Developers
 - RST
 - JBG/Soorenko
- Lee Development/ Triad Housing/ Patriot Group



Staff Acknowledgements

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*David Chikvashvili, Section Chief
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*Apollo Teng, Manager
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Geographic Information Systems*

*Patricia Shepherd (DHCA) - Project Team Leader
Dan Sadler (GIS) - Cartographer/ Graphics Consultant/ Image Editor*

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Report Production by: Patricia Shepherd and Dan Sadler
Staff Support: Wajeda Rab and Lester Brantner*



