

SOUTH SILVER SPRING CONCEPT PLAN 10/10  
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**MEMORANDUM**

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**DATE:** August 2, 1996  
**TO:** Montgomery County Planning Board  
**VIA:** Perry Berman, Chief  
Community Planning  
**FROM:** John Carter and Marilyn Clemens (495-4570)  
**SUBJECT:** Update on South Silver Spring Concept Plan

DRAFT -  
COMMENTS BY  
THURS. PM

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The purpose of this hearing on the South Silver Spring Concept Plan is to update the Planning Board on the progress of the work efforts. This hearing also provides the Planning board the opportunity to comment on the alternatives prior to the completion of the final phase of the work.

**STAFF RECOMMENDATIONS**

The staff recommends that Concept Alternative 2: The Urban Campus, be established as the preferred concept plan. This concept plan will be developed in more detail and implementation strategies will be established during the final phase of the work,. The following items will be incorporated into Alternative Concept 2:

1. Explore with the Giant Bakery, creative methods to improve the existing face of the building, reduce the impact of service vehicles, and relocate existing employee parking adjacent to Blair Park.
2. Create an innovative concept for thge rejuvenation of Jessup Blair Park that not only responds to a desired program of recreation facilities, but also meets the high aspirations of the college and the local community for an urban green space in South Silver Spring. Identify creative measures to fund construction and operation for this urban park.
3. Establish specific road improvements including public rights-of-way and sections for Blair Drive and Blair Road that will establish urban streets with special urban character.
4. Complete the final phase of the work as described in the original scope as follows:
  - a. A detailed concept plan with a detailed program of land use
  - b. Three to five perspective drawings
  - c. A final newsletter
  - d. Implementation strategy
  - e. Review of a draft report with the steering committee and task force
  - f. Presentation to the Planning Board
  - g. A final report (approximately 50 pages)

5. Continue to coordinate with the retail economic study to be completed by DHCA.

A creative solution to reduce the impact of the service functions of the Giant bakery on adjacent land uses, and the future rejuvenation of Blair Park have the potential to provide the setting for a unique urban campus for Montgomery College. The combination of the improved Giant bakery, rejuvenated park, and urban campus would potentially establish a significant catalyst for private development in South Silver Spring.

## **STATUS OF THE WORK**

The first two phases of the work have been completed. The efforts have met the time schedule as outlined in the scope of work. The final phase of the work will be completed and presented to the Planning Board in October. A brief description of the completed work and the remaining portions to be completed follows.

### **Phase 1: Building Consensus - Completed**

Phase 1 was completed and presented to the Planning Board on June 20, 1996. At this hearing the Planning Board approved the planning parameters for completing the South Silver Spring Concept Plan.

### **Phase 2: Alternative Plans - Completed for Presentation to the Planning Board**

Workshop and Preparation of Alternatives - Since the last hearing by the Planning Board, Phase 2 has been completed in accordance with the original scope of work. A three-day planning workshop was completed. The workshop was attended by representatives of Montgomery College, the staff of the Park and Planning Department, representatives of the County Executive, citizens, and business representatives from the area. At the end of the three-day workshop, three alternatives were presented to the Task Force for review and comment.

Outreach Program - A significant outreach program has been conducted within a short time period since completion of the workshop. This outreach program identified critical issues and opportunities (summarized in the Appendix) to be resolved by the preferred concept plan. The outreach program included the following dates and meetings:

1. 1:00 P.M., Monday, July 8, 1996 - DHCA
2. 11:00 A.M., Friday, July 12, 1996 - Parks Focus Group
3. 2:00 P.M., Friday, July 12, 1996 - DPW of the District of Columbia
4. 10:30 A.M., Monday, July 15, 1996 - DPW&T
5. 8:00 P.M., Monday, July 15, 1996 - Board of Trustees, Montgomery College
6. 9:30 A.M., Tuesday, July 16, 1996 - Department Representatives of Montgomery College, Focus Group
7. 7:00 P.M., Wednesday, July 17, 1996 - Citizen Focus Group for South Silver Spring
8. 7:30 P.M., Monday, July 22, 1996 - Briefing for the Mayor and Council of

- |     |                                  |   |   |
|-----|----------------------------------|---|---|
|     |                                  |   | Takoma Park   |
| 9.  | 6:30 P.M., Wednesday, July 24    | - | Task Force Meeting                                  |
| 10. | 8:30 A.M., Friday, July 25, 1996 | - | Representatives of the Montgomery County Government |

In addition to these meetings, a newsletter was sent to representatives of the community that described the alternatives and the planning process. The newsletter provided an opportunity for additional outreach and comment.

### **Phase 3: Preferred Concept Plan - Remaining Work Efforts**

The remaining phases of the project include the following items:

1. Final development of the preferred concept plan with a detailed program of land use and perspectives
2. An implementation scheme with a phasing plan, a list of capital improvements, and joint use opportunities
3. A final report

### **DESCRIPTION OF THE ALTERNATIVES**

In accordance with the parameters established by the planning Board, the alternative concepts focus on development options related to the potential expansion of the college, rejuvenation of Jessup Blair Park, and retention of the Giant bakery. The three alternatives developed during the three-day workshop are summarized in the following paragraphs. These three alternatives were intended for use as a catalyst for discussions to develop the final recommendations. The staff recommends that Concept Alternative 2 be explored in the remaining phase of the work.

#### **Concept Alternative 1: In-Fill On the Existing Campus**

In this alternative, Montgomery College remains a "unified" campus. Expansion occurs within the existing campus and along the railroad tracks adjacent to the existing campus. The key features include the following:

1. A pedestrian bridge that links Montgomery College to Jessup Blair Park
2. Jessup Blair Park remains unchanged with the exception of a new tot lot and additional off-street parking
3. Blair Road could be realigned at its intersection with Juniper Street and on-street parking provided
4. Giant Bakery could expand to Georgia Avenue
5. The college does not serve as a catalyst to the revitalization of Georgia Avenue
6. Future growth of the college is severely limited

#### **Concept Alternative 2: The Urban Campus**

In this alternative, Montgomery College expands to Georgia Avenue with a pedestrian link

through Jessup Blair Park. The administration functions (student commons) are located in a new building adjacent to the tracks near the northern boundary of the existing campus. This new building provides the functional link between the existing campus and the expanded facilities along Georgia Avenue. The key features include the following:

1. A 500 seat auditorium and classroom space along Georgia Avenue for the functions of the college that are self contained, and can be separated from the academic core of the college
2. A pedestrian bridge and a new administration building that links Montgomery College to Jessup Blair Park
3. Blair Road remains in the present location and on-street parking is provided
4. Jessup Blair Park is significantly rejuvenated to provide additional recreation and other amenities for the community and the college
5. Pedestrian pathways are improved through the park for safety and to link Georgia Avenue to Takoma Park
6. Giant bakery expands on-site and the service functions are improved
7. The college serves as a catalyst for revitalization of Georgia Avenue both by expanding its presence to this area and providing for limited retail development such as food service, a copy center, and book store within the college buildings
8. Allows for expansion and renovation of the existing campus to be phased over an extended period of time without disruption of existing classrooms

This concept is the preferred alternative.

### **Concept Alternative 3: Relocated Campus on Georgia Avenue**

In this alternative, Montgomery College expands to Georgia Avenue and vacates at least some of the existing buildings in Takoma Park. A split campus is created. The key features include:

1. A pedestrian bridge that links the parking facilities of Montgomery College to Jessup Blair Park
2. Blair Road remains in the present location and on-street parking is provided
3. The college serves as a major catalyst for revitalization of Georgia Avenue
4. Giant Bakery expands on-site
5. Allows for the maximum amount of expansion for the college
6. Requires duplicating facilities such as administration, registration, and academic functions

This alternative was the least desirable to the Montgomery College Board of Trustees because of the duplication of facilities necessary to serve this split campus. Relocating the entire campus entirely outside of Takoma Park along the west side of Georgia Avenue or to another location within the Silver Spring area may be preferable. This complete relocation would only be necessary if the other two options do not provide for enough expansion or they cannot be adequately linked to the existing campus through Jessup Blair Park. Examining this potential is outside the scope of this project.

**OPPORTUNITIES AND CONSTRAINTS TO DEVELOPMENT**

At the last hearing, the Planning Board requested that the staff provide an analysis of the conformance with the Zoning Ordinance, the conditions on any improvements to Jessup Blair park, and the status of coordination with the economic study to be completed by DHCA.

**Standards of the Zoning Ordinance**

The existing zoning will allow the college to expand in the amount needed to meet current needs (60-70,000 square feet of building area) along Georgia Avenue. The existing zoning will not permit expansion of the college adjacent to the existing campus to meet current needs without purchase of the adjacent storage buildings. The following table summarizes the standards of the Zoning Ordinance.

<u>Item</u>	<u>Required/Allowed</u>	<u>Provided</u>
1. Zones		
- Blair Drive/Georgia Avenue and Burlington/Georgia Avenue Parcels	CBD-0.5	-
- Storage Building	I-1	-
- Fenton Parcel	I-4	-
2. Parcel Sizes and Density		
- Blair Drive/Georgia Avenue	22,000	52,936
- Burlington/Georgia Avenue	22,000	27,010
- Subtotal	NA	79,946*
- Storage Building	NA	43,975
- Fenton Parcel	NA	42,166
3. Public Use Space/Green Area		
- Blair Drive/Georgia Avenue and Burlington/Georgia Avenue Parcels	20%	-
- Storage Building	10%	-
- Fenton Parcel	20%	-
4. Building Height (feet)		
- Blair Drive/Georgia Avenue and Burlington/Georgia Avenue Parcels	60	-
- Storage Building	42/120 (3-8 stories)	-
- Fenton Parcel	42	-
5. Setbacks from Public ROW (feet)		
- Blair Drive/Georgia Avenue and Burlington/Georgia Avenue Parcels	NA	-
- Storage Building	10	-
- Fenton Parcel	10	-

\* Note: A minimum of 70-80,000 square feet of gross floor area is needed by the college.

**Conditions for Improvement to Jessup Blair Park**

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Friday  
to John

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AT LEAST

Jessup Blair Park was given to Maryland to be used as open space. As part of the gift, the existing trees were to be preserved. Providing additional park facilities including playgrounds, soccer fields, pathways and parking facilities have been permitted without revision to the original gift. WMATA obtained permission to use a portion of the park for right-of way to construct Metro rail to Silver Spring. This required approval from Maryland and the Lee family. A memo from the Legal Department describes in more detail the potential for use of the park for the college.

The building and the entire site are also on the Master Plan for Historic Preservation in Montgomery County. The building and the open space between Georgia Avenue and the existing building are the most critical features to be preserved. Any revisions to the park will require an historic area work permit to be approved by the Historic Preservation Commission.

### **Coordination with the Department of Housing and Community Assistance**

Several meetings have occurred with DHCA on their ongoing economic study in south Silver Spring. Economic Research Associates (ERA) is their consultant on efforts to revitalize the commercial part of the study area west of Georgia. The preliminary findings of this study include the following:

1. Office, residential, and hotel uses do not have great potential
2. "Big box" retail has potential would do well, and secondarily, business or professional services could be targeted. The most likely location of any form of "big box" retail would be near the new Caldor store and the major public parking.
3. Existing buildings, such as the 14-story Gramax Building, the Williams Building, and Normandy Caterers Building will be difficult and expensive to re-use or retrofit for residential, office, or classroom space
4. Recent investment in the area includes a new photography business that has now attracted a consulting firm and advertising agencies, and improvements to the Econo-Lodge and the Days Inn
5. Caldor will spur additional retail development in the area west of Georgia Avenue.
6. New retail and business activity is needed now to protect and support existing businesses and suppress on-going crime associated with low activity levels on the street. Retail and real estate members of the group felt the college's time frame was too slow to help revitalize business in South Silver Spring.
7. The major problem in the area is the perception of crime and lack of public sanitation in the area and the lack of free parking for entry-level employees. These problems need to be solved. Local merchants would also prefer to have a one contact person to work with them.

The preferred alternative concept plan will show the businesses with recent investment and potential development sites in accordance with the findings of the ERA study. If a retail strategy is developed prior to completion of the final concept plan, it will be incorporated.

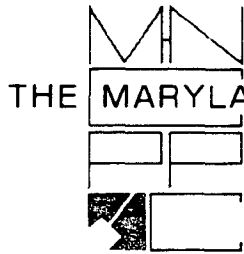


**ALTERNATIVE 1: IN-FILL ON EXISTING CAMPUS**

## **ALTERNATIVE 2: THE URBAN CAMPUS**

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## **ALTERNATIVE 3: RELOCATED CAMPUS**



**APPENDIX A**

**MEMORANDUM - MEETING WITH THE BOARD OF TRUSTEES MONTGOMERY COLLEGE**

**From:** John Carter and Marilyn Clemens  
**Subject:** Board of Trustees Montgomery College  
South Silver Spring Specific Area Plan  
**Copies to:** Participants, Perry Berman  
**Date of Meeting:** July 15, 1996

<b>Participants:</b> <u>For M-NCPPC</u>	<u>Board of Trustees Montgomery College</u>
John Carter	Dr. Cothran
Marilyn Clemens	Dr. Parilla
George Vaughn	Dr. Gildea
	Mr. Reyes
<u>For EDAW</u>	Dr. Locksley
Dennis Carmichael	Dr. Shoenberg
	Mr. Zaidan
<u>For the County Executive</u>	
Hoffman	<u>For Montgomery College</u>
W. Mooney	Heijia Wheeler
D. Wrenn	Joe White

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This report states our understanding of the matters discussed and the decisions reached. Please contact John Carter or Marilyn Clemens (495-4570) to include any modifications.

The purpose of this meeting was to provide an opportunity to review and comment on the alternative concepts for south Silver Spring. The focus of the meeting was to identify the concerns of the Board of Trustees of Montgomery College.

**RECOMMENDATIONS**

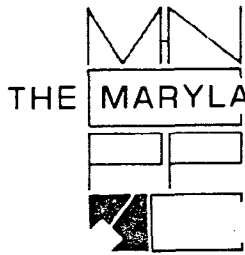
The recommendations from the Board of Trustees include:

1. A design for the campus that splits academic uses will not be acceptable.
2. Any pedestrian bridge over the existing railroad tracks must be wide, open, easy to use, and include other appropriate design features to encourage use by students .
3. Potential units of the college that could be considered for placement along Georgia Avenue include Continuing Education, Cooperative Training, Allied Health Program (in association with a private medical clinic).
4. A future presentation should include a comparison of each of the three campus locations with an emphasis on the walking distance between buildings and the size of each campus.

## **DISCUSSION**

The following items provide additional details that were discussed by the Board of Trustees.

1. The existing campus needs the following items to meet the needs of the current number of students registered in Takoma:
  - a. 60-70,000 square feet of classroom space (preferably for 20-50 students)
  - b. 10,000 square feet of auditorium space (300-500 seats)
2. Conflicts with the existing service facilities of the Giant Bakery, especially the large trucks, is a major concern for any concept that locates college facilities along Georgia Avenue adjacent to Jesup Blair Park.
3. The Takoma Park Campus has a concentration of health care education.
4. A future presentation should include a comparison of each of the three campus locations with an emphasis on the walking distance between buildings and the size of each campus.
5. The projected need for additional facilities over the next ten years is approximately 60-70,000 square feet of classroom space.



**APPENDIX B**

**MEMORANDUM - MEETING WITH THE DEPARTMENT LEADERS OF  
MONTGOMERY COLLEGE**

**From:** John Carter and Marilyn Clemens

**Subject:** Focus Group - Department Leaders of Montgomery College  
South Silver Spring Specific Area Plan

**Copies to:** Participants, Perry Berman

**Date of Meeting:** July 17, 1996

**Participants:** For M-NCPPC

John Carter  
Marilyn Clemens

For EYP  
Joe Calvarese

For the County Executive  
Doug Wrenn

For Montgomery College

Marvin Logan, MC-TP  
Deborah Johnstone, Provost's Office  
Ellen Reid, Chemistry/TP  
Connie Bakker, Office of Information  
Technology  
Todd Waymon, Dept. of Business, Mgmt, and  
Information Sciences  
Jeff Smith, Recruitment/Administration  
Ross Cromwell, IT  
Clarence Porter, Basic/Applied Health Sciences  
Bob Brown, MCTP  
John Gaster, MC Facilities  
Mary Ann Beatty, Student Development  
Angela Rice Beimer, Cooperative Education  
Barbara Irish, Continuing Education  
Heijia Wheeler, Provost Montgomery College

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This report states our understanding of the matters discussed and the decisions reached. Please contact John Carter or Marilyn Clemens (495-4570) to include any modifications.

The purpose of this meeting was to provide an opportunity to review and comment on the alternative concepts for south Silver Spring. The focus of the meeting was on the concerns of the department leaders of Montgomery College.

## RECOMMENDATIONS

The recommendations from department leaders include:

1. Option 2 is the preferred scheme. This option locates college facilities along Georgia Avenue that can be separated from the traditional academic program. It also provides for a new administration building east of the railroad tracks, and sets up a method for renovating the existing buildings as needed. Suggestions for possible functions to be located along Georgia Avenue include:
  - a. fine arts program with an art gallery
  - b. continuing education (outside training programs) and career center
  - c. cooperative educations and intern program
  - d. small food service and book store privately operated
  - e. English as a Second Language and Foreign Language
  - f. auditorium with 500 seats
2. Concept 1 would accommodate expansion of the college on the limited amount of land available east of the railroad tracks and within the existing campus boundaries but would preclude future expansion.
3. Option 3 would locate the majority of new development along Georgia Avenue. This concept splits the academic functions in a manner that is unsuitable for the needs of the college.
4. A primary concern of locating any college facilities along Georgia Avenue is providing a safe, convenient pedestrian connection to the existing campus.

## DISCUSSION

The following summarizes the comments and ideas from this meeting with the department leaders of Montgomery College.

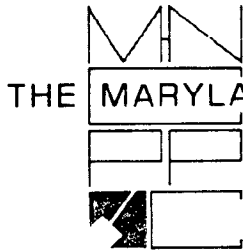
1. The campus should be tied together electronically.
2. The existing parking garage should be linked to Blair Park.
3. Improving "the nature of the walk" from the existing campus to any facilities located west of the railroad tracks is a critical feature. The walk through the park needs to be pleasant and safe.
4. The "sense of campus" for students in Takoma Park comes from being

there 5-6 six semesters; most students only take 1-2 classes per semester and have outside jobs.

5. Security in the park is a major concern.
6. Any bridge must be safe, inviting and easy to use.
7. A future presentation should include a comparison of each of the three building locations with an emphasis on the walking distance between buildings and the size of each facility.
8. A public presence on Georgia Avenue would increase the visibility of a campus that is hidden from public view in Takoma Park.
9. Consider closing Fenton Street adjacent to the college and purchase of the adjacent parcels.
10. A "transit hub stop" is needed to connect the Takoma campus to the nearby Metro stations and the Rockville and Germantown campuses.
11. Parking will be needed for staff and some students along Georgia Avenue.
12. The loading facilities and the parking of large trucks along Blair Drive conflicts with the future access for students to facilities along Georgia Avenue.
13. The Allied Health Program with a nearby private health care facility would improve the educational opportunities.
14. The park could incorporate the following facilities:
  - a. relocation of the campus child care
  - b. four tennis courts with a small spectator area for approximately five matches per year
  - c. open pavilion
  - d. game boards
  - e. space for basketball, tennis, and soccer summer camps including classroom space and outdoor facilities
  - f. small amphitheater for events such as graduation

The existing campus buildings are over 20 years old and major renovations are needed. These buildings were also designed with classrooms for 20-30 students. The limited size of the classrooms and the age of the building are major problems with the existing facilities. The college may need to consider another location if the expansion to Georgia Avenue does not serve the needs of the students or is more costly.





## APPENDIX C

### MEMORANDUM - PARK FOCUS GROUP

**From:** John Carter and Marilyn Clemens

**Subject:** Focus Group Meeting - Blair Park  
South Silver Spring Specific Area Plan

**Copies to:** Participants, Perry Berman

**Date of Meeting:** July 12, 1996

<b>Participants:</b> Marty Aumont	Mike Dwyer
Terry Brooks	Gwen Marcus
John Carter	Rachel Davis Newhouse
Marilyn Clemens	Doug Wrenn
Cathy Dearstine	

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This report states our understanding of the matters discussed and the decisions reached. Please contact John Carter or Marilyn Clemens (495-4570) to include any modifications.

The purpose of this meeting was to provide an opportunity to review and comment on the alternative concepts for south Silver Spring. The focus of the meeting was on the recommendations for Blair Park.

### RECOMMENDATION

The following outline summarizes the key comments from the focus group to be incorporated into the concept plans.

1. Prefer Concept 2 or 3
2. The frontage for Georgia Avenue needs to be improved including additional street trees and street lighting.
3. Provide screening for the loading areas of the Giant Bakery.
4. Establish a specific recreation program for the college

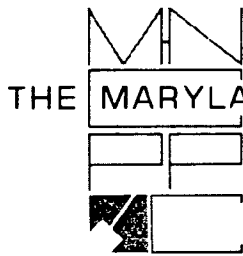
5. Explore creative funding mechanisms for additional facilities in the park (i.e. higher level of maintenance, partnership with Montgomery College for soccer and tennis facilities, use of the Urban Maintenance District to schedule events)
6. Need more attention to specific details (i.e. bridge concepts, large scale park layout indicating specific facilities, perspectives)
7. Proceed with construction of tot lot near garden apartments as soon as possible
8. Improve east west links through the park
9. Address safety and security needs by increasing the use of the park, providing additional lighting, and increasing public access for the local residents.

## **DISCUSSION**

The focus group also provided the following comments to be incorporated into the plans.

1. Renovations to the park must uphold the covenant with the State regarding maintaining public open space and the historic oaks.
2. The existing Jessup Blair park could be improved as a fine, 24-hour, urban space and a park that more closely fulfills the idea of “neighborhood” park.
3. A special funding district/assessment needs to be established as part of improving the park. Ideas include joint use of the park with the College to bring this about.
4. Southwest corner needs to be improved to create a gateway to Montgomery County.
5. A theme for the park could be established as part of an urban park network in Silver Spring.
6. Jessup Blair Drive should have a special design treatment. A major concern is Giant Bakery’s trucks and service operations; some kind of screening is needed.
7. Additional lighting and activity programming are needed to make the park feel safer and increase usage.
8. The proposed tot lot should be constructed as soon as possible. Play opportunities for all ages are needed.

9. The speed of traffic on Blair Road needs to be reduced to improve the access from the garden apartments. Blair Road could become a parkway with special pedestrian crosswalks, parallel parking, street trees, street lights, and sidewalks.
10. Improve the pedestrian connection across Georgia Avenue. A median and additional traffic signals should be considered.
11. Programming is important. The soccer field is over-used, and is the southern-most county soccer site.
12. Additional parking is needed for the park..
13. The duck pond should be eliminated. A different water feature or other focal point may be appropriate to encourage use of the park. Ponds are labor intensive and expensive to maintain.
14. Parking in the northeast corner of the park should be for the public instead of Giant Bakery employees.
15. Do not put in benches and amenities without making the other changes first. A plan to encourage use of the park must be completed before the park is furnished.
16. The needs of the families living in the Blair House should be incorporated into the design of the park.
17. This was one of the busiest parks in the 1930's (see the 1930's park plan) for additional ideas.
18. The park/college connection needs to be improved.
19. A program needs to be developed. The following could be included:
  - amphitheater/ small gathering space for concerts, performances.
  - provide additional opportunities to have lunch in the park.
20. The park should be used as extension of the college. A central focal point should located near the center of the park to tie Georgia Avenue to the existing campus.



## APPENDIX D

### MEMORANDUM - DISTRICT OF COLUMBIA FOCUS GROUP

**From:** John Carter and Marilyn Clemens

**Subject:** Focus Group Meeting  
South Silver Spring Specific Area Plan

**Copies to:** Participants, Perry Berman

**Date of Meeting:** July 12, 1996

**Participants:** For M-NCPPC

John Carter  
Marilyn Clemens  
George Vaughn

For D.C Planning  
Mona Cheri McCoy

For D.C. DPW

Abdoulaye Bah  
Karen Benefield  
Horace Jones  
Art Lawson  
Norma Mapp

For D.C. DHCD

Leopold Clarke  
Lloyd Leverman  
Dwight Reeves

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This report states our understanding of the matters discussed and the decisions reached. Please contact John Carter or Marilyn Clemens (495-4570) to include any modifications.

The purpose of this meeting was to provide an opportunity to review and comment on the alternative concepts for south Silver Spring. The focus of the meeting was on the concerns of the District of Columbia.

### RECOMMENDATIONS

The recommendations from the District of Columbia include the following:

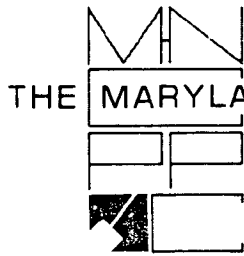
1. Retain Blair Road as a major connection to North Capital Street from Georgia Avenue and avoid directing this traffic to residential streets in the District of Columbia.

2. Coordinate any road improvements with the proposed improvements to Eastern Avenue.

## DISCUSSION

The representatives of the District of Columbia also provided the following additional comments.

1. The right-of-way for Eastern Avenue is entirely within the District of Columbia including the roadway and sidewalk area.
2. Improvements to Eastern Avenue by the District of Columbia include sidewalks and new curbs on the north side and new paving.
3. The major concerns over directing traffic away from Blair Road and into the District of Columbia include:
  - a. Intersection of Georgia Avenue and Kalmia/Eastern Avenue is not properly aligned, has five streets coming into it and is not adequate for left turn lanes;
  - b. Other streets such as Juniper and Geranium are residential streets that are not designed for through traffic;
  - c. Additional truck traffic on these residential streets is a concern.
4. Additional parallel parking along Blair Road in Maryland and Eastern Avenue in the District of Columbia is desirable to serve the adjacent residents and the park. Additional parking within Blair Park would also be desirable to reduce the impact of visitors on adjacent streets. A "park-like" service road within the park could be considered to provide access to parking, to the bridge, for maintenance vehicles and for the police.



**APPENDIX E**

**MEMORANDUM - Citizen Focus Group**

**From:** John Carter and Marilyn Clemens  
**Subject:** Citizen Focus Group Meeting  
South Silver Spring Specific Area Plan  
**Copies to:** Participants, Perry Berman  
**Date of Meeting:** July 17, 1996

**Participants:** For M-NCPPC  
John Carter  
Marilyn Clemens  
George Vaughn

For EDAW  
George Toop

Citizens  
Russell Shew, ESSCA  
Bob Colvin, ESSCA  
Anthony Juarez, ESSCA  
Edith Holleman, BCA  
Peter Dean, Montgomery Gardens  
Iris Goodwin, CNI  
Brenda Pitts, BCA  
Dirk Fitzpatrick, Hodges Heights  
Shawn Halford, Blair Community  
Vern Carley  
Jules Rogers  
Ralston Matthews  
Frankie Blackburn, Montgomery Housing  
Partnership  
Ruth Traltav, South Silver Spring Business Group  
Patrick Sidwell, Woodside Parkway  
Christine Dargon, WPCA/CPSD  
Eugene Alexander

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The purpose of this meeting was to provide an opportunity to review and comment on the alternative concepts for south Silver Spring. The focus of the meeting was on the concerns of the transportation planners in Montgomery County.

## **RECOMMENDATIONS**

In general, concept plan 2 was the overall favorite of the three plans. The following modifications were proposed as described:

1. Increase the facilities and scheduling for local residents instead of regional programming.
2. Move the pedestrian bridge farther to the south to accommodate the residential communities on both sides of the railroad tracks.
3. Provide additional parking spaces to accommodate both residential and local park needs
4. Instead of diverting traffic to other residential streets, retain the traffic on Blair Road. Establish measures to reduce the speed of traffic on Blair Road and increase the opportunities for safe, pedestrian crossing.
5. Encourage in-fill and reuse of existing commercial buildings.
6. Construct the tot lot as soon as possible near the existing garden apartments.

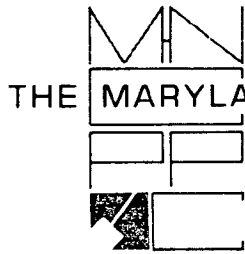
## **DISCUSSION**

The following items summarize the additional comments from the residents of the area.

1. The traffic on Georgia Avenue is a significant problem for large scale redevelopment of the area.
2. A pedestrian bridge should be located near Juniper Street, and closer to the community.
3. Speed bumps and other devices should be used along Blair Road to reduce the speed of traffic.
4. Jessup Blair Park needs additional parking for park users.
5. Revitalization of the shops along the west side of Georgia Avenue is critical to the long term success of the area.
6. The multi-family garden apartments along Blair Road and south of the park need additional parking. The vacant lot at the southeast corner of the study area should be used for parking in addition to the tot lot.

7. Providing for future expansion of Montgomery College outside of Takoma Park is a critical strength of this study.
8. Locating a portion of the college along Georgia Avenue would help attract people to restaurants in the area. it would also improve the image of the area. for people entering and leaving the Montgomery County.
9. Any pedestrian bridge must be open and accessible to the public on both sides of the railroad tracks.
10. Create a small community group as part of this study to discuss opportunities for recreational facilities in the park that increase the opportunities for local residents. Facilities could include the following:
  - a. tennis court area (4 courts in proximity) with small spectator area
  - b. walking/jogging path around the entire park
  - c. picnic area
  - d. indoor space for community use
  - e. PAR course
  - f. more facilities for all ages instead of a concentration on tots and adults
11. Create a focal point to encourage use the park. A duck pond, amphitheater, or gathering space along Georgia Avenue is needed.
12. Improvements to Blair Road could include:
  - a. reduce the speed limit for traffic
  - b. provide at least three crosswalks
  - c. provide parallel parking on at least one side
  - d. provide curbs, gutters, sidewalks, street trees, and special street lighting
13. Construct the proposed tot lot as soon as possible and provide a safe method to cross Blair Road.





## APPENDIX F

### MEMORANDUM - Montgomery County DPW&T

**From:** John Carter and Marilyn Clemens

**Subject:** Focus Group Meeting with the Department of Public Works and Transportation  
South Silver Spring Specific Area Plan

**Copies to:** Participants, Perry Berman

**Date of Meeting:** July 15, 1996

**Participants:** For M-NCPPC                      For DPW&T  
John Carter                                      Scott Wainwright  
Marilyn Clemens  
George Vaughn

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This report states our understanding of the matters discussed and the decisions reached. Please contact John Carter or Marilyn Clemens (495-4570) to include any modifications.

The purpose of this meeting was to provide an opportunity to review and comment on the alternative concepts for south Silver Spring. The focus of the meeting was on vehicle and pedestrian circulation in south Silver Spring.

### RECOMMENDATIONS

The recommendations from the transportation planners include:

1. Concentrate improvements to Blair Road on controlling traffic speed, and providing crosswalks, medians, and on-street parking instead of reducing the traffic volumes and directing traffic to residential streets in the District of Columbia.
2. Examine the potential of providing medians, improving the crosswalks, and establishing left turn lanes along Georgia Avenue.
3. Examine the potential of extending Kennett Street to King Street to improve traffic flow west of Georgia Avenue.

## **DISCUSSION**

The following items summarize the additional transportation comments.

1. Blair road is a state highway. This road should be improved to current standards by the state and dedicated to Montgomery County for maintenance.
2. The intersection of Burlington/13 Street and Georgia Avenue has significant capacity problems for the area. Kennett Street could be extended to King Street to provide a second access to the area west of Georgia Avenue.
3. Perpendicular parking along Blair Road is not desirable because of the conflicts with the traffic. Parallel parking is preferred.
4. Providing left turn lanes and a median along Georgia Avenue would reduce existing conflicts with pedestrians and vehicles, and improve the image of this area.



## APPENDIX G

### MEMORANDUM - SILVER SPRING TASK FORCE MEETING

**From:** John Carter and Marilyn Clemens

**Subject:** Task Force Meeting  
South Silver Spring Specific Area Plan

**Copies to:** Participants, Perry Berman

**Date of Meeting:** July 24, 1996

**Participants:** For M-NCPPC

John Carter  
Marilyn Clemens  
Kathy Dearstine  
George Vaughn

For the County Executive

Doug Wrenn  
Suzanne Yopp

For Montgomery College

Heijia Wheeler  
Joe White

Task Force Members Present

Lisa Schwartz, City of Takoma Park  
Randy Boehm, Gateway Coalition  
Steve Silverman, Silver Spring C.of C.  
Pat McPherson, Blair Community Assoc.  
Anthony Juarez, East S.S. Citizens Assoc.  
Gracie Baten, Shepherd Park Citizens  
Donna Marino, NOAA  
Ann Hennelly, NOAA  
Tony Giancola, Takoma Coalition  
Bob Colvin, East S. S. Citizens Assoc.  
Dean Burrell, Concerned Citizens, (D.C.)

For EDAW

Dennis Carmichael  
George Toop

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This report states our understanding of the matters discussed and the decisions reached. Please contact John Carter or Marilyn Clemens (495-4570) to include any modifications.

The purpose of this meeting was to update the task force and discuss the results of the focus group meetings. EDAW prepared three alternatives concepts for the South Silver Spring area during a three day design charrette. A series of focus group meetings were held to identify problems and opportunities with the three alternatives. This meeting provided an opportunity for the task force to make recommendations on the next step in the preparation of the specific area plan for south Silver Spring.

## RECOMMENDATIONS

The task force recommended further development of Concept 2, Georgia Avenue Urban Campus. The task force also requested that the results of the economic study from the DHCA to be incorporated into the efforts in South Silver Spring to provide "market reality" to any recommendations for retail development.

## DISCUSSION

The task force also provided the following additional comments to be incorporated into the final plan.

1. Blair Road
  - a. supports leaving Blair Road in the existing location
  - b. recommends providing curbs, sidewalks, and parallel parking
  - c. supports building the proposed lot as soon as possible
  
2. College Location
  - a. Concept 1, In-Fill Campus - most practical for the short term needs of the college, but does not provide for adequate growth.
  - b. Concept 2, Georgia Avenue Urban Campus - task force recommendations:
    - split campus as shown is a problem for the college and the design needs to be improved (better connections).
    - most practical and easiest to accomplish.
    - need to improve the frontage of Giant by revising the existing service conflicts.
    - improve pedestrian connection through the park.
    - needs additional parking for the buildings along Georgia Avenue.
    - encourage the location of the proposed college auditorium along Georgia Avenue.
  - c. Concept 3, New Campus Along Georgia Avenue - split academic campus is not acceptable to the college:
    - only acceptable to the college if the existing campus were abandoned and an entirely new campus constructed west of Georgia Avenue
    - would provide the opportunity for the college for serve the future needs of students without the compromise of the existing buildings that need major improvement.
  - d. Provide concept relocating campus west of Georgia Avenue.
  
3. Giant Food Bakery - encourage the retention of this facility

- a. need to explore relocating the loading facilities along Blair Drive to a less visible location
  - b. improve the streetscape of Blair Drive
  - c. encourage employees to park in the employee parking area along Burlington instead of the park area
4. Blair Park
- a. improve the lighting
  - b. incorporate the Metropolitan Branch bikeway into the plan for the park
  - c. include the following items in the recreation program for the park
    - gathering place including a pond or other feature
    - more local instead of regional orientation
    - tot lot for garden apartments
    - PAR course
    - jogging trail
    - place for concerts
    - 4 tennis courts with spectator area for college tennis matches
    - multi-age recreation facilities such as picnic area for families
    - community building
  - d. provide additional parking along Blair Road and Blair Drive
5. Bridge
- a. need to improve connection to the existing parking garage
  - b. provide one bridge near the center of the park with an opportunity for a second bridge near the southern boundary of the park
  - c. bridge needs to serve both the college and the community
  - d. final bridge location should be decided by the design of the park and any buildings located east of the railroad tracks
6. Retail - Any decision on the type of retail along Georgia Avenue must wait for the conclusion of the study by DHCA. The results of this study should be incorporated into the concept plan.

In conclusion, the task force recommended that Concept 2, "Georgia Avenue Urban Campus," be further developed instead of the other concepts. This does not preempt the college from pursuing the relocation of the entire college to a location west of Georgia Avenue as part of a mixed-use (college and retail) project. The task force did recommend that this latter scheme also be delineated as part of the discussion of alternatives.