

# PLAN HIGHLIGHTS



# OVERVIEW

*This Plan envisions stable residential neighborhoods with linkages to public facilities and revitalized commercial centers.*

**This Master Plan confirms the basic concepts of the 1977 *Approved and Adopted Master Plan for Silver Spring East*.** These concepts recognize the residential nature of the area and the community orientation of its local commercial centers. This mixture results in stable neighborhoods that are convenient to shops, services, parks and other public facilities, and transportation. Map 1 shows an overall concept plan for the East Silver Spring Master Plan area. Map 2 shows areas recommended for zoning changes by this Plan.

**This Plan's recommendations are designed to sustain and enhance residential neighborhoods.** While some areas are predominantly single-family detached, other neighborhoods contain a mix of housing types. The Plan recommends an amendment to the Zoning Ordinance to assure the stability of housing types within each neighborhood.

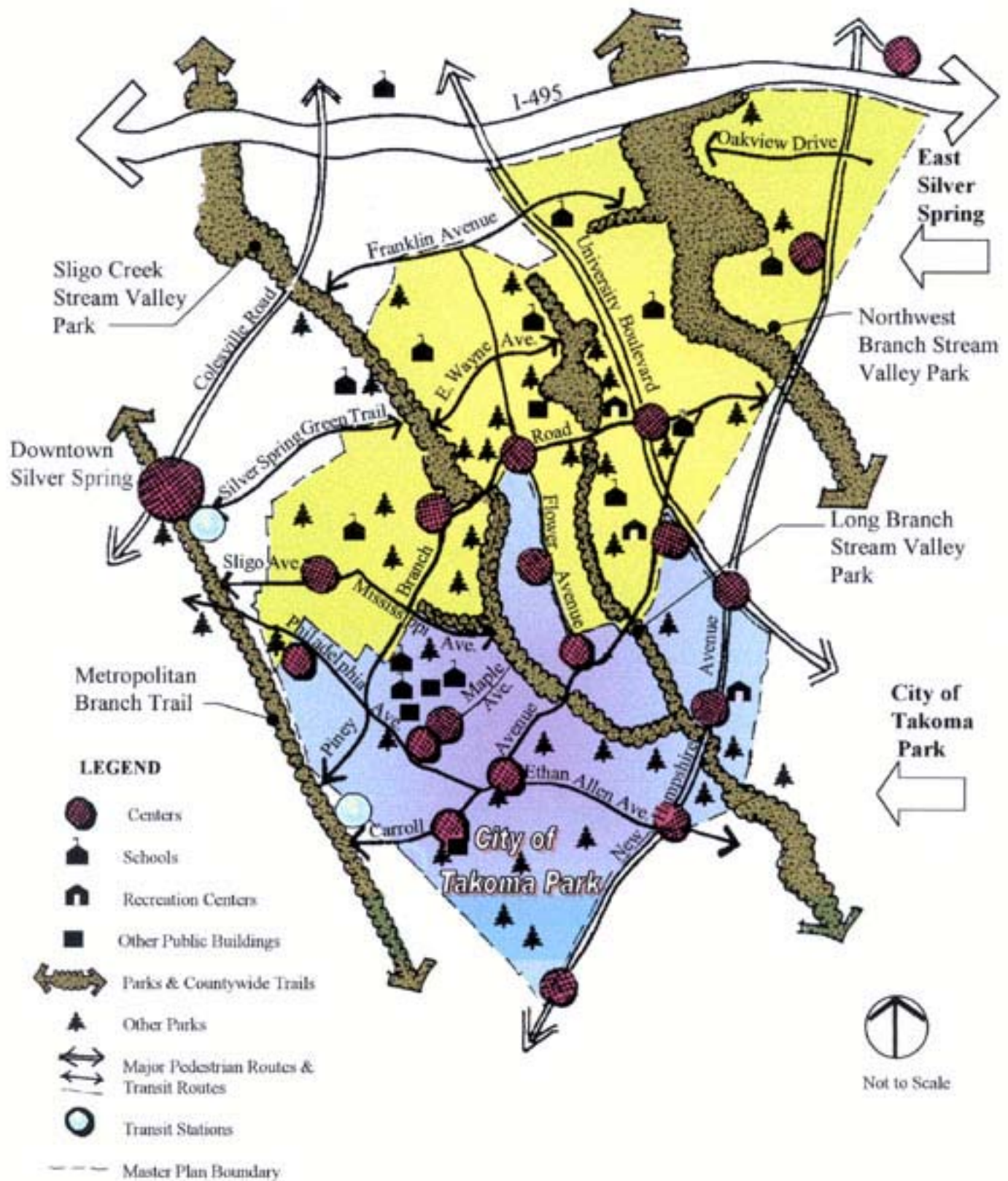
**The Silver Spring Central Business District, which is undergoing revitalization, will serve as a community-oriented downtown for these residential neighborhoods.** East Silver Spring's commercial areas are primarily small neighborhood shopping centers. Some are active and fully occupied despite parking and access problems; others are losing tenants to retail alternatives and need to be upgraded and repositioned to serve the local market. This Plan makes recommendations to sustain and revitalize them as viable commercial centers without creating negative impacts on the surrounding residential neighborhoods.

**This Plan recommends community facilities to serve the community, as well as enhancements to park and environmental features.** East Silver Spring is served by stream valley parks, local parks, and open space areas. This Plan recommends potential reuses for the Takoma Academy site to help meet community recreation and other needs, and recommends the acquisition of property located at 8726 Piney Branch Road for development of a future park.

**This Plan recommends a neighborhood-friendly circulation system that accommodates local and regional traffic, while providing pedestrian, bicycle, and auto access to transit, recreation, and shops.** East Silver Spring is served by stream valley trails, transit routes, and several highways. Recommended improvements include improved linkages to surrounding neighborhoods and expanded transit service.

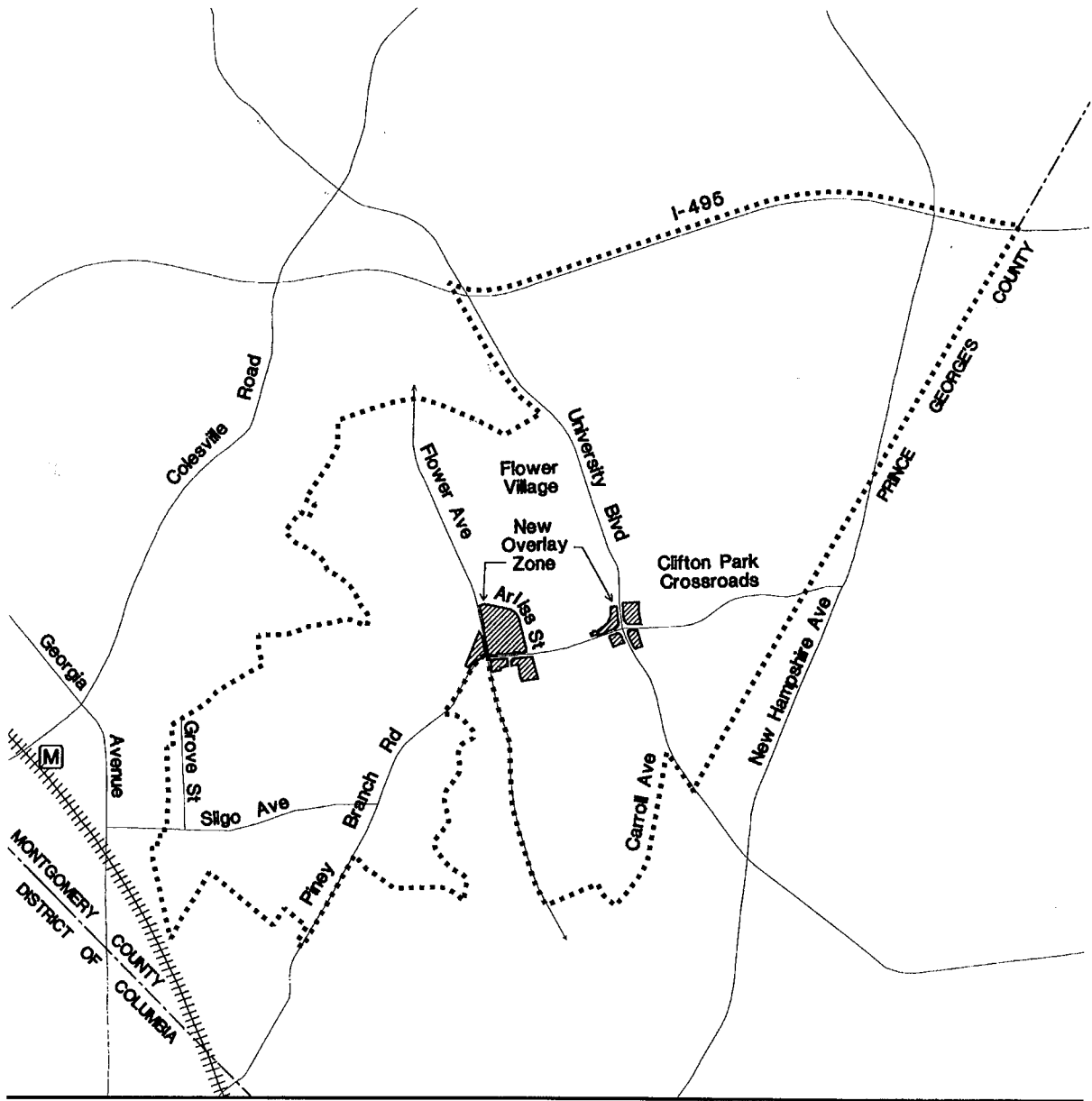
# Overall Master Plan Concept

Map 1



Areas Recommended for Zoning Change

Map 2



LEGEND

- County Line
- Master Plan Boundary
- Areas Recommended For Zoning Change (See Text)
- Metro Station

Railroad

Not To Scale



# COMMUNITY PRESERVATION, STABILITY, AND CHARACTER

*Preserve existing residential character, encourage neighborhood reinvestment, and enhance the quality of life throughout East Silver Spring.*

The intent of this Plan is to preserve the existing residential character and to reinforce the many desirable features of East Silver Spring's neighborhoods. Map 4 shows the community preservation, stability and character concept for East Silver Spring. If the police station on Sligo Avenue relocates to another area of the County and the site becomes available for reuse, this Plan recommends providing a wider range of housing types in East Silver Spring. The Plan also recommends using a variety of County programs to improve community infrastructure and the housing stock.

## ***Recommendations***

- C Preserve the residential character of East Silver Spring neighborhoods.**
- C Amend the Zoning Ordinance to allow low, medium, and high density apartment areas to continue or be replaced at the current density.**
- C Encourage maintenance and preservation of housing through code enforcement and other improvement programs.**
- C Form a task force to address the full range of issues and solutions affecting the large number of apartments in the East Silver Spring and Takoma Park area.**
- C Meet the needs of area residents by providing facilities for social service organizations.**
- C Support protection of historic resources.**
- C Recommend townhouse zoning as an option for the police station site on Sligo Avenue to increase the range of housing choices.**
- C Limit concentration of special exception commercial uses along major highways between commercial centers.**

# COMMERCIAL CENTERS

*Improve commercial centers to better serve the needs of local and area residents and people passing through the area.*

A healthy center is the heart of a healthy community. East Silver Spring residents value local businesses in their community and much of their daily shopping can be done in the immediate neighborhood. Map 8 shows commercial and institutional centers in the East Silver Spring area. Recommendations to improve the overall economic health of commercial centers are an important focus of this Plan.

## ***Recommendations***

- C Revitalize the commercial centers of East Silver Spring to ensure they are safe, community-serving, successful, convenient and attractive.**
- C Adopt a Commercial Revitalization Overlay Zone for the Flower Village and Clifton Park Crossroads commercial centers. The zone would permit flexibility in parking standards, allow for expansion of commercial uses, and would provide for site plan review.**
- C Form an interjurisdictional task force with the City of Takoma Park and Prince George's County to coordinate commercial revitalization and other improvements.**
- C Support revitalization of commercial centers along University Boulevard by providing streetscaping that reflects the international character of many area businesses, in coordination with various business and community organizations.**

# COMMUNITY FACILITIES, PARKS, AND ENVIRONMENTAL RESOURCES

*Support the community facilities and parks and protect the environmental resources that establish community identity and provide valuable services and programs.*

East Silver Spring neighborhoods have a compact, densely developed residential character with a full complement of community facilities. Map 10 shows the Parks and Community Facilities concept for the East Silver Spring and Takoma Park areas. These resources are essential elements of community life that establish neighborhood identity and provide valuable services and programs. Much of the appeal and attractiveness of these neighborhoods is derived from their proximity to the Sligo Creek, Long Branch, and Northwest Branch stream valley parks that traverse East Silver Spring.

## ***Recommendations***

- C Support public purchase of the Takoma Academy site if it becomes available. Use the site for ballfields and a variety of other public uses, as well as possible joint use with various Adventist facilities.**
- C Provide community facilities to meet the human service, recreational, security, educational, and other needs of the diverse community.**
- C Renovate existing facilities and provide new facilities and recreational programs for a wide range of ages, backgrounds, and interests.**
- C Support an urban forestry concept to encourage conservation of environmental resources such as woodlands and trees.**
- C Recommend a variety of innovative techniques to protect and enhance streams.**
- C Support a balanced distribution of parks and other community facilities throughout the area.**
- C Support implementation of an interpretive trail concept in the stream valley parks to enhance community identity.**
- C Improve community access points to the Northwest Branch and other stream valley parks.**
- C Recommend acquisition of property located at 8726 Piney Branch Road for development of a future park.**



# NEIGHBORHOOD-FRIENDLY CIRCULATION

*Provide safe, pleasant and convenient pedestrian access to places people want to go while accommodating local and regional traffic.*

East Silver Spring is a great place for those seeking a close-in residence or business site that is conveniently situated within the metropolitan region. Map 14 shows the neighborhood-friendly circulation system concept for the East Silver Spring and Takoma Park areas. The system relies on major routes for driving, taking transit, walking, and biking. This Plan supports completion of key connections in this system.

## ***Recommendations***

- C Support a hierarchy of sidewalks, paths, and bikeways connecting to parks, schools, shops, and other public facilities. The Plan also recommends connections to Prince George’s County. The County-wide trails and streetscape improvements combine to create an inviting pedestrian system.**
- C Enhance pedestrian and bicycle access to shops, transit, schools, and other community facilities by providing a safe and attractive continuous system of sidewalks and paths throughout the area. Provide connections from neighborhoods to parks and trails.**
- C Support improvements to transit service and traffic circulation.**
- C Support expansion of transit services, including a possible rail transit route and stops along University Boulevard.**

