

## FRAMEWORK FOR ACTION- NORTH & WEST SILVER SPRING

**Commercial Center** improvements will enhance the character and vitality of centers by addressing issues of access, appearance and economic health.

| Priority Actions                                                                                                                                                                                                                                                                                                                                                                                                           | Implementing Agencies*                                                          | Status |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------|
| Limit the extent of commercial and industrial development to the areas recommended in the Plan's proposed land use and zoning maps.                                                                                                                                                                                                                                                                                        | M-NCPPC, County Council                                                         |        |
| Enhance the use of the Rock Creek Center (on Grubb Road) as a neighborhood-oriented retail area and encourage owners to explore the assistance programs available through the County Department of Economic Development.                                                                                                                                                                                                   | DED, DHCA                                                                       |        |
| Continue coordination efforts among the Army, Neighborhoods, and Montgomery County to implement the Memo of Understanding (MOU) for Walter Reed Army Institute for Research (WRAIR).                                                                                                                                                                                                                                       | US Army, NCPC, M-NCPPC, DPWT                                                    |        |
| Encourage economically viable, neighborhood-compatible reuse of the National Park Seminary Historic District by: <ul style="list-style-type: none"> <li><input type="checkbox"/> Assisting GSA with marketing efforts.</li> <li><input type="checkbox"/> Exploring and analyzing reuse options.</li> <li><input type="checkbox"/> Preparing a minor master plan amendment to rezone the property, if necessary.</li> </ul> | US Army, GSA, M-NCPPC, NCPC, County Executive, Maryland SHPO, Save Our Seminary |        |
| Remove the designation that properties along Georgia Avenue are suitable to apply for a Non-Resident Professional Office Special Exception. Retain this designation for Cedar Street properties between Ellsworth Drive and Pershing Drive and two Colesville Road properties.                                                                                                                                             | M-NCPPC, County Council                                                         |        |
| Other Actions                                                                                                                                                                                                                                                                                                                                                                                                              | Implementing Agencies*                                                          | Status |
| Improve the streetscape and landscape along Brookville Road to the standards of the County approved road code.                                                                                                                                                                                                                                                                                                             | DPWT                                                                            |        |
| Consider parking time limitations on streets in the industrial area.                                                                                                                                                                                                                                                                                                                                                       | DPWT                                                                            |        |

**Montgomery Hills Proposed Concept** seeks to improve the appearance, pedestrian environment and business viability of this important gateway commercial center.

| Priority Actions                                           | Implementing Agencies* | Status |
|------------------------------------------------------------|------------------------|--------|
| Conduct a design and engineering study for Georgia Avenue. | SHA                    |        |

|                                                                                                                                                                                                                                                                                                                                                               |                                                |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------|
| Reconstruct Georgia Avenue as a more pedestrian-friendly street.<br><input type="checkbox"/> Ensure a consistent 120' right-of-way between 16 <sup>th</sup> Street and the Capital Beltway.<br><input type="checkbox"/> Reinstall the median.<br><input type="checkbox"/> Construct wide sidewalks.<br><input type="checkbox"/> Provide streetscape elements. | SHA                                            |               |
| Realign Seminary Road and add an eastbound right turn lane at the Georgia Avenue intersection.<br><input type="checkbox"/> Modify Public Parking Lot #12.<br><input type="checkbox"/> Consider closing Sutton Place between Seminary Road and Stratton Road.                                                                                                  | SHA, DPWT                                      |               |
| Adjust signal timing to permit safe pedestrian crossings of Georgia Avenue.                                                                                                                                                                                                                                                                                   | SHA, DPWT                                      |               |
| <b>Other Actions</b>                                                                                                                                                                                                                                                                                                                                          | <b>Implementing Agencies*</b>                  | <b>Status</b> |
| Establish a working group in Montgomery Hills including a representative from the County, State, M-NCPPC, residents and business interests when SHA begins the project planning study for Georgia Avenue.                                                                                                                                                     | DHCA, DPWT, SHA, M-NCPPC, DED, Regional Center |               |
| Provide additional retail parking for the businesses in the commercial area.<br><input type="checkbox"/> Reconfigure Public Parking Lots #12 and 48.<br><input type="checkbox"/> Provide perpendicular parking on Corwin Drive.<br><input type="checkbox"/> Construct public and/or private parking on vacant lots along Columbia Boulevard.                  | DPWT, private sector                           |               |
| Include a Commercial Revitalization project in Montgomery Hills in the CIP.                                                                                                                                                                                                                                                                                   | DHCA                                           |               |
| Relocate utilities underground.                                                                                                                                                                                                                                                                                                                               | SHA, DPWT, utility companies                   |               |
| Study alternatives for the Georgia Avenue/Capital Beltway interchange that would improve vehicular operations and make the area more pedestrian friendly.                                                                                                                                                                                                     | SHA                                            |               |
| Study the reconfiguration of 16 <sup>th</sup> Street/Georgia Avenue intersection.                                                                                                                                                                                                                                                                             | SHA                                            |               |
| Study feasible alternatives to improve Selway Lane as an important two-way vehicular and pedestrian connection within the commercial center.                                                                                                                                                                                                                  | M-NCPPC, DPWT, DHCA, DED, private sector       |               |
| Consider closing Sutton Place between Seminary Road and Stratton Road and installing a pocket park in this location if the above recommendation to reconstruct Seminary Road between Sutton Place and Georgia Avenue is implemented.                                                                                                                          | DPWT, M-NCPPC                                  |               |
| Design and construct improvements to the intersection of Seminary Road, Seminary Place and Second Avenue.                                                                                                                                                                                                                                                     | DPWT, SHA                                      |               |

**Community Preservation, Stability, and Character** improvements will preserve the existing residential character and reinforce the many desirable features of the North and West neighborhoods.

| <b>Priority Actions</b>                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Implementing Agencies*</b> | <b>Status</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------|
| Preserve the residential character of the North and West Silver Spring neighborhoods by reconfirming the existing residential zoning, removing the designation of certain properties as suitable to apply for a Non-Resident Professional Office Special Exception (except for one block of Cedar Street and two properties on Colesville Road), and limiting commercial uses and zoning to the areas recommended in the Master Plan. | M-NCPPC, County Council       |               |
| Encourage maintenance and preservation of housing through code enforcement and neighborhood improvement programs.                                                                                                                                                                                                                                                                                                                     | DHCA, DPS, HOC                |               |
| Continue to restore neighborhood infrastructure through the "Neighborhoods Alive" program                                                                                                                                                                                                                                                                                                                                             | DPWT                          |               |
| <b>Other Actions</b>                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Implementing Agencies*</b> | <b>Status</b> |
| Continue the use of the County's Single-Family Home Improvement Loan Program and Replacement Home Loan Program, where needed.                                                                                                                                                                                                                                                                                                         | DHCA                          |               |
| Address the capital repair need at the Rosemary Village Cooperative.                                                                                                                                                                                                                                                                                                                                                                  | DHCA                          |               |

**Historic Resource** designation will preserve significant structures and provide a sense of continuity and stability while enhancing the area as an attractive place to live.

| <b>Priority Actions</b>                                                                                                                                                 | <b>Implementing Agencies*</b> | <b>Status</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------|
| Designate the recommended historic Resources on the <i>Master Plan for Historic Preservation</i> : Riggs-Thompson House, Wilbur House, and Dr. Condict House/Grey Rocks | M-NCPPC, HPC, County Council  |               |
| <b>Other Actions</b>                                                                                                                                                    | <b>Implementing Agencies*</b> | <b>Status</b> |
| Evaluate the Woodside neighborhood for potential designation on the <i>Master Plan for Historic Preservation</i> .                                                      | M-NCPPC, HPC, County Council  |               |

**Neighborhood-Friendly Circulation Systems** seek a balance that accommodates local and regional traffic, yet provides safe pedestrian access and protects neighborhoods from intrusive vehicular traffic.

| <b>Priority Actions</b>                                                                                                                                                                                         | <b>Implementing Agencies*</b>     | <b>Status</b> |
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| Implement the Georgetown Branch Transitway between Silver Spring and Bethesda and provide a direct, continuous completion of the Capital Crescent Trail through Silver Spring.                                  | DPWT, M-NCPPC, WMATA, SHA         |               |
| Implement pedestrian improvements to the Georgia Avenue/Capital Beltway interchange (Forest Glen Pedestrian/Bicycle Bridge).                                                                                    | DPWT, WMATA, SHA                  |               |
| Construct the Silver Spring Green Trail to provide east-west connections to Sligo Creek Park, the Silver Spring Transit Center, and the Capital Crescent Trail.                                                 | DPWT, M-NCPPC                     |               |
| Provide trail connections between Rock Creek and Sligo Creek bikeways.                                                                                                                                          | DPWT, M-NCPPC                     |               |
| Study alternative designs for the intersection of Georgia Avenue and 16 <sup>th</sup> Street to improve traffic efficiency, accommodate future traffic demands, create a gateway and enhance pedestrian safety. | SHA                               |               |
| <b>Other Actions</b>                                                                                                                                                                                            | <b>Implementing Agencies*</b>     | <b>Status</b> |
| Protect residential neighborhoods from the impacts of commercial and through traffic.                                                                                                                           | DPWT                              |               |
| Identify operational and minor capital improvements on US 29 that would enhance the access, speed and reliability of bus transit.                                                                               | DPWT, SHA, MDOT                   |               |
| Provide major transit system improvements for travel demand along US 29.                                                                                                                                        | DPWT, MDOT, WMATA                 |               |
| Consider adding a separate right-turn lane on westbound Dale Drive at Colesville Road.<br>Consider the restriping and widening of westbound Sligo Creek Parkway at Colesville Road.                             | DPWT, M-NCPPC, SHA                |               |
| Enhance pedestrian circulation and safety along 16 <sup>th</sup> Street by providing sidewalks on both sides.                                                                                                   | DPWT, SHA                         |               |
| Review Lyttonsville Road/Lyttonsville Place for possible traffic control measures.                                                                                                                              | DPWT                              |               |
| Complete the bicycle shoulder path project on Sligo Creek Parkway between Colesville Road and University Boulevard.                                                                                             | M-NCPPC                           |               |
| Consider construction of a Colesville Road overpass for the Sligo Creek hiker-biker trail.                                                                                                                      | DPWT, SHA, M-NCPPC                |               |
| Develop trailhead parking and support facilities for the Capital Crescent/ Metropolitan Branch Trail near Lyttonsville Place on Brookville Road.                                                                | Department of Recreation, M-NCPPC |               |
| Evaluate the Walter Reed Army Medical Center property for possible trail connections.                                                                                                                           | US Army, M-NCPPC                  |               |

**Parks, Community Facilities and Environmental Resources** are essential elements of community life that establish neighborhood identity, and provide valuable services and programs.

| <b>Priority Actions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Implementing Agencies*</b> | <b>Status</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------|
| Take advantage of opportunities to create/expand park facilities, including surplus public property. Enhance the natural environment by creating green spaces and identifying locations for improved street planting.                                                                                                                                                                                                                                                                                                          | M-NCPPC, DPWT                 |               |
| Renovate existing facilities to serve the needs of diverse communities.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | M-NCPPC, DPWT                 |               |
| Use stormwater quantity waivers to support off-site watershed restoration in Rock Creek and Sligo Creek.                                                                                                                                                                                                                                                                                                                                                                                                                       | DPS, DEP                      |               |
| <b>Other Actions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Implementing Agencies*</b> | <b>Status</b> |
| Explore opportunities to create linear stormwater ponds/ wetlands.                                                                                                                                                                                                                                                                                                                                                                                                                                                             | DPWT, DEP, DPS, M-NCPPC       |               |
| Promote the use of areas designed to increase infiltration within required open or green space such as: <ul style="list-style-type: none"> <li><input type="checkbox"/> alternative pavers;</li> <li><input type="checkbox"/> soil amendments and conditioning;</li> <li><input type="checkbox"/> small bioretention areas;</li> <li><input type="checkbox"/> rooftop gardens;</li> <li><input type="checkbox"/> disconnection of impervious cover;</li> <li><input type="checkbox"/> other landscaping techniques.</li> </ul> | DPS, M-NCPPC, DEP             |               |
| Improve the permeability of surface parking areas with green space.                                                                                                                                                                                                                                                                                                                                                                                                                                                            | DPS, DEP, DPWT                |               |
| Expand voluntary business pollution prevention programs within the industrial and commercial zones.                                                                                                                                                                                                                                                                                                                                                                                                                            | DEP                           |               |

\* See Key for Implementing Agency Acronyms on page 33