



Silver Spring Streetscape Standards Update

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Completed: November 25, 2019

Description:

Request to approve updated Streetscape Standards for the Silver Spring CBD

Location: Silver Spring CBD

Staff Summary and Recommendations

The Silver Spring Streetscape Standards were approved in 1992. They provided guidance for the installation of paving, trees, lighting and furnishings such as benches, trash receptacles and tree grates in the Silver Spring Central Business District (CBD). Over the past 25 years these standards have resulted in pedestrian-friendly streetscapes throughout much of the CBD. However, many of the details in the standards, which were innovative at the time, have become obsolete. In addition, the 1992 Silver Spring Streetscape Standards do not address new approaches or strategies such as the integration of storm water into the public right-of-way, which is now mandated by state law.

Staff, along with the consultant, Rhodeside & Harwell, conducted a thorough inventory and analysis of the existing conditions of the streetscapes in the Silver Spring CBD, and engaged in extensive outreach with developers, engineers, business owners, residents and County agencies. Based on this input, staff and Rhodeside & Harwell developed an updated set of Streetscape Standards for the Silver Spring CBD that responds to the needs of the CBD today, employing the latest streetscape techniques and best practices. Some of the major recommendations in the Standards are:

- Revised paving materials
- Larger soil volumes per the latest horticultural research
- A larger selection of mostly native tree species for each street in the Silver Spring CBD.
- An updated and larger selection of street furnishings including benches, trash receptacle and lighting.

The goal of staff and their consultant is to update the streetscape standards every 5 years to respond to changing technology and conditions in the CBD.

Staff recommends approval of the 2019 Silver Spring Streetscape Standards.

Attachments: Updates Streetscape Standards