



EASTERN SILVER SPRING COMMUNITIES PLAN

EXISTING CONDITIONS & SCOPE OF WORK



Description

Planning staff will brief the Planning Board on the Existing Conditions and request approval of the Scope of Work for the Eastern Silver Spring Communities Plan, including a proposed boundary for the Plan Area.

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SUMMARY

Planning Staff will brief the Board on the findings of their Existing Conditions analysis and request approval of the proposed Scope of Work for the Eastern Silver Spring Communities Plan (ESSCP). The Plan is a comprehensive review of and will make recommendations related to land use, zoning, urban design, transportation, housing, the environment, community facilities, and historic preservation as well as incorporate countywide initiatives and policies. This memorandum presents the proposed Scope of Work, including the proposed Plan Boundary and purpose, the context and background of the Plan Area, overall planning framework, elements to explore, public engagement strategy, and the Plan schedule. The Existing Conditions analysis and a summary to date of Community Engagement are attached.

Attachment 1 – Eastern Silver Spring Communities Existing Conditions Report

Attachment 2 – Eastern Silver Spring Communities Community Engagement Summary to Date

Attachment 3 – Eastern Silver Spring Communities Boundary Explainer

MASTER PLAN INFORMATION

Topic

Eastern Silver Spring Communities Plan
Existing Conditions and Scope of Work

Date

April 18, 2024

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PLANNING PROCESS TO DATE

BACKGROUND

The purpose of this document is to define the proposed Scope of Work and Plan Area boundary for the Eastern Silver Spring Communities Plan (ESSCP). This Master Plan will amend the 1996 *Four Corners Sector Plan*, 2000 *East Silver Spring Master Plan*, 2013 *Long Branch Sector Plan* and 2014 *White Oak Science Gateway Master Plan*.

As described in the Planning Department’s Fiscal Year 2023 Work Program, this planning effort was initially envisioned, as the Silver Spring Communities Plan, to revisit portions of the *North and West Silver Spring Master Plan* and the *East Silver Spring Master Plan* that had not been revisited since their adoption in 2000.

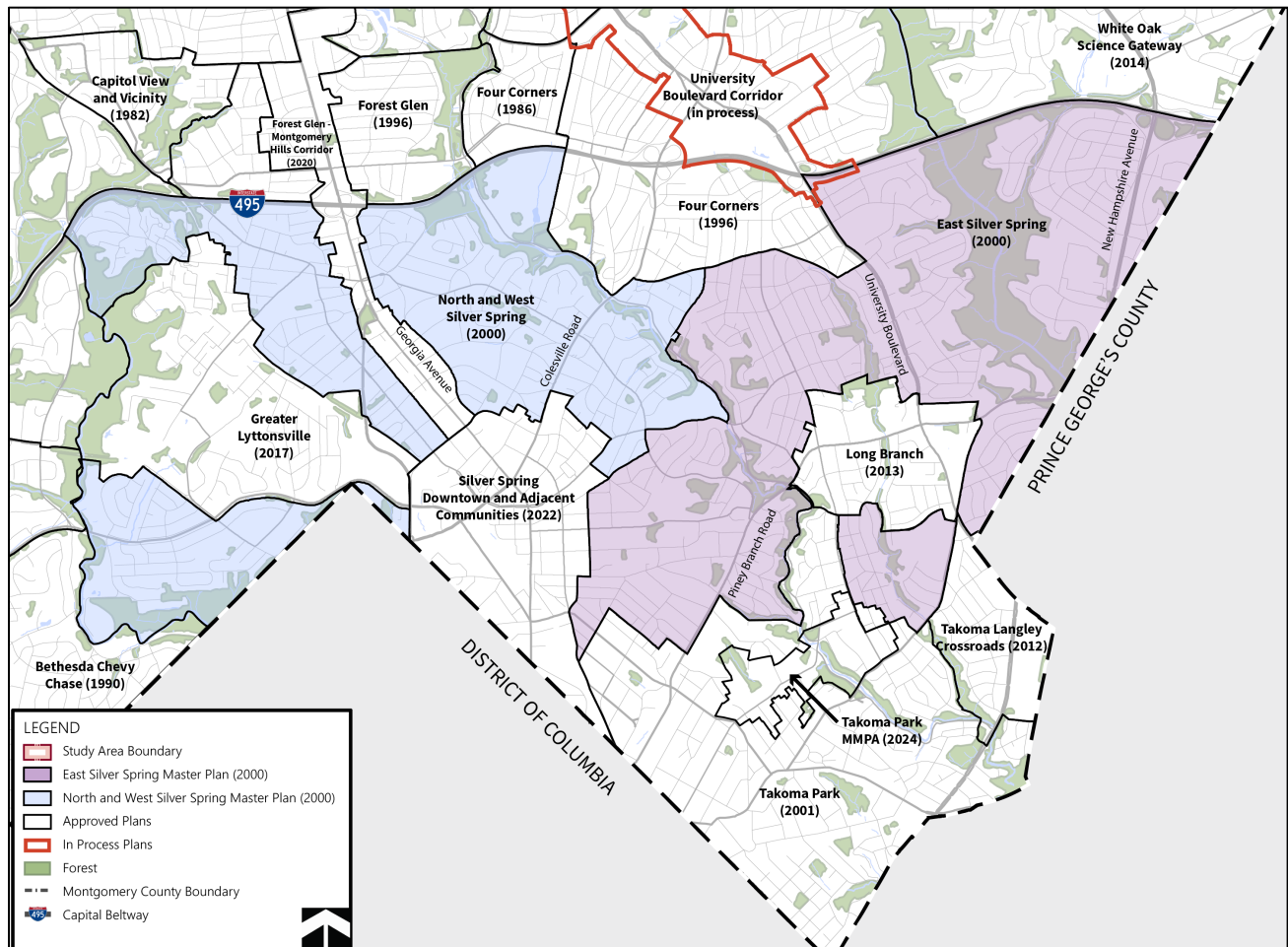


Figure 1. Silver Spring Area Master Plans

As the Planning Team began its work on this plan, it was clear that this initial conception was too broad, including too many communities to give proper attention to in one plan, while at the same

time excluding other Silver Spring communities located inside the Capital Beltway. To prioritize which Silver Spring communities to study for inclusion in this master plan, the Planning Team considered several department initiatives and tools to help determine the Study Area.

First, we consulted two tools developed by the Research & Strategic Projects Division at Montgomery Planning, as part of the department’s Equity Agenda for Planning work: the Equity Focus Areas analysis and the Community Equity Index. Equity Focus Areas are census tracts within Montgomery County that are characterized by high concentrations of lower-income people of color, who may also speak English less than very well. The Community Equity Index is a composite measure of equity-related indicators that help us understand socio-economic conditions that drive advantage and disadvantage across the county.

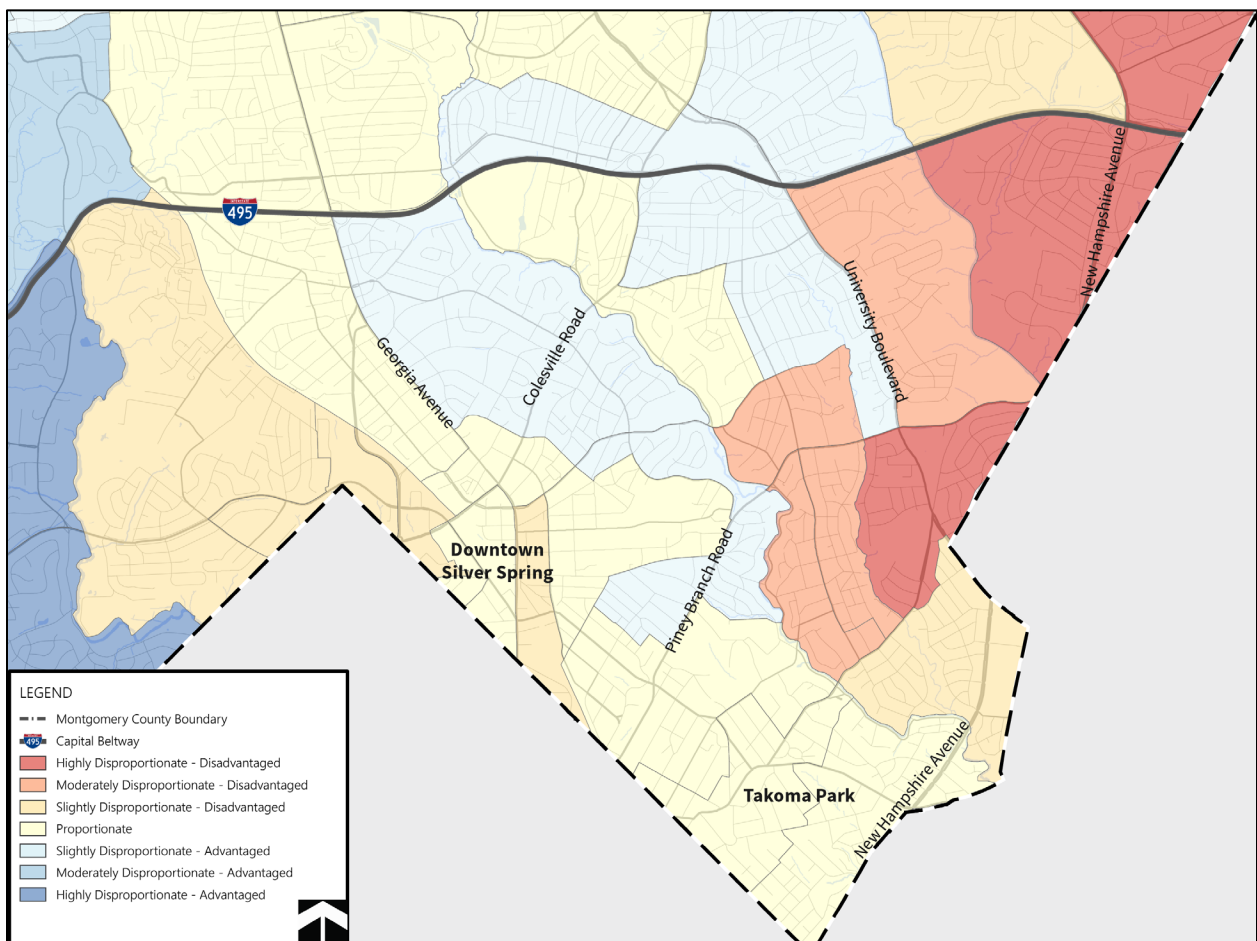


Figure 2. Community Equity Index Results for Greater Silver Spring

Both tools highlight that many of census tracts east of Sligo Creek Stream Valley Park are proportionally more disadvantaged than other areas in the County. These tools help us understand the differences within Silver Spring, particularly the census tracts adjacent to the county’s border with Prince George’s County as compared to the larger Silver Spring area. The main drivers of disadvantage

in this area are lack of English proficiency, poverty and the proportion of households who rent rather than own their homes.

Second, *Thrive Montgomery 2050* identifies numerous growth corridors throughout the county, including four within the Silver Spring area inside the Capital Beltway: Georgia Avenue; Colesville Road; University Boulevard; and New Hampshire Avenue.

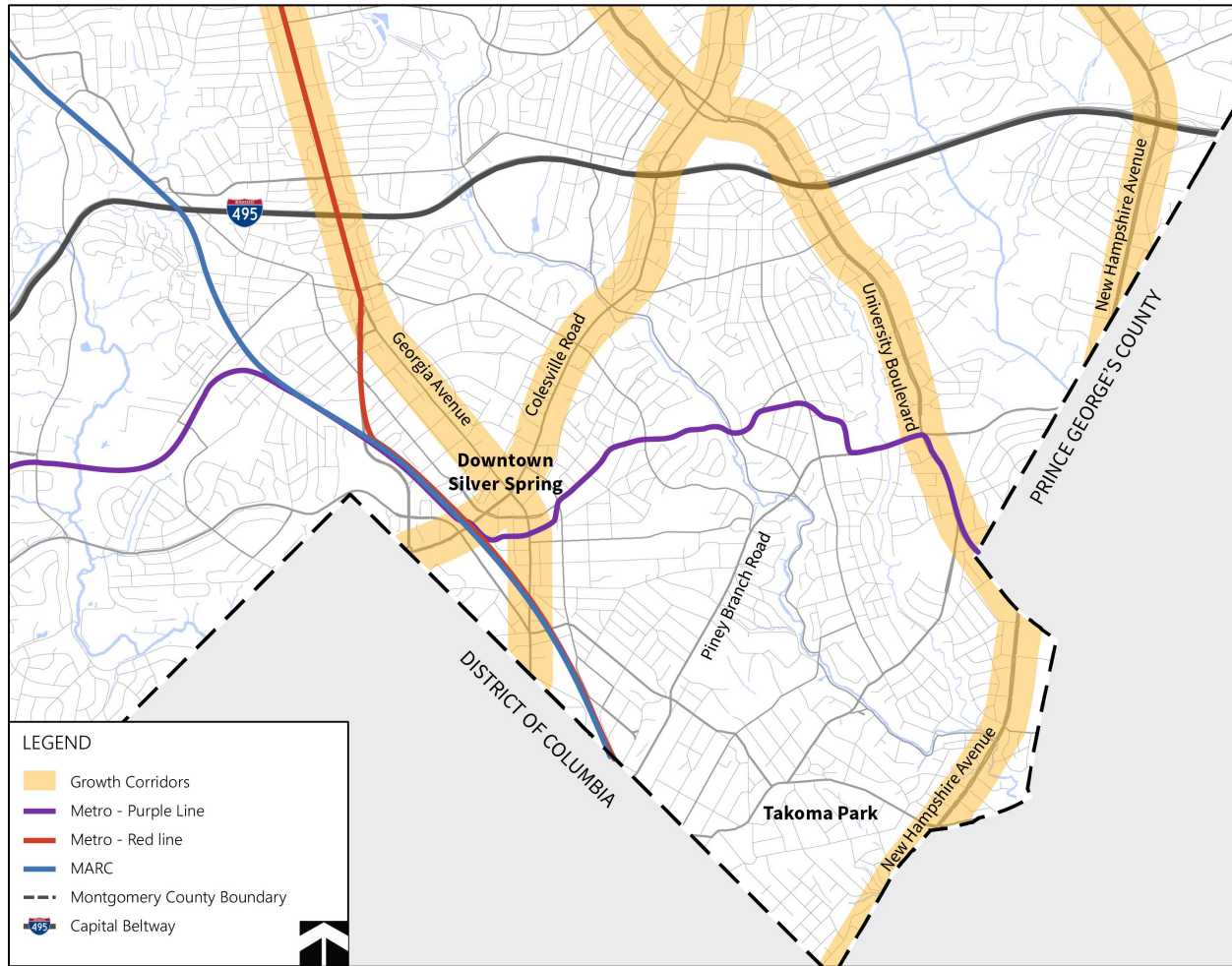


Figure 3. *Thrive Montgomery 2050* Growth Corridors in Greater Silver Spring

The 2020 *Forest Glen-Montgomery Hills Sector Plan* and the 2022 *Silver Spring Downtown and Adjacent Communities Plan (SSDACP)* both addressed Georgia Avenue, while the latter plan addressed the downtown portion of Colesville Road. The 2012 *Takoma/Langley Crossroads Sector Plan* was named after the intersection of University Boulevard and New Hampshire Avenue and addressed the areas around the planned Purple Line stations there. The portions of University Boulevard and New Hampshire Avenue between Piney Branch Road and the Capital Beltway have not been included in master plans since 2000.

Based on this analysis, Staff developed the Study Area boundary described below.

STUDY AREA

The Study Area is distinct from the Plan Area. The Study Area is used to better understand a larger community context and aligns with U.S. census tract boundaries. The Planning Team gathered data and more qualitative information about the Study Area as part of the existing conditions analysis and this, paired with community engagement helped inform the Plan Area boundary proposed in this Scope of Work.

The Study Area for the existing conditions analysis extends from Sligo Creek Stream Valley Park east to the Prince George's County line, inside the Capital Beltway (Interstate 495).

The Study Area includes portions of several approved plans, including the 1996 *Four Corners Sector Plan*, 2000 *East Silver Spring Plan*, 2000 *North and West Silver Spring Plan*, 2000 *Takoma Park Master Plan*, 2012 *Takoma Langley Crossroads Sector Plan*, 2013 *Long Branch Sector Plan* and the 2024 *Takoma Park Minor Master Plan Amendment*.

The Study Area includes key sections of two Growth Corridors identified by Thrive Montgomery 2050, University Boulevard and New Hampshire Avenue, which allowed the Planning Team to examine the existing conditions along and in between the corridors and continue the work that the ongoing University Boulevard Corridor Plan effort has begun north of the Capital Beltway.

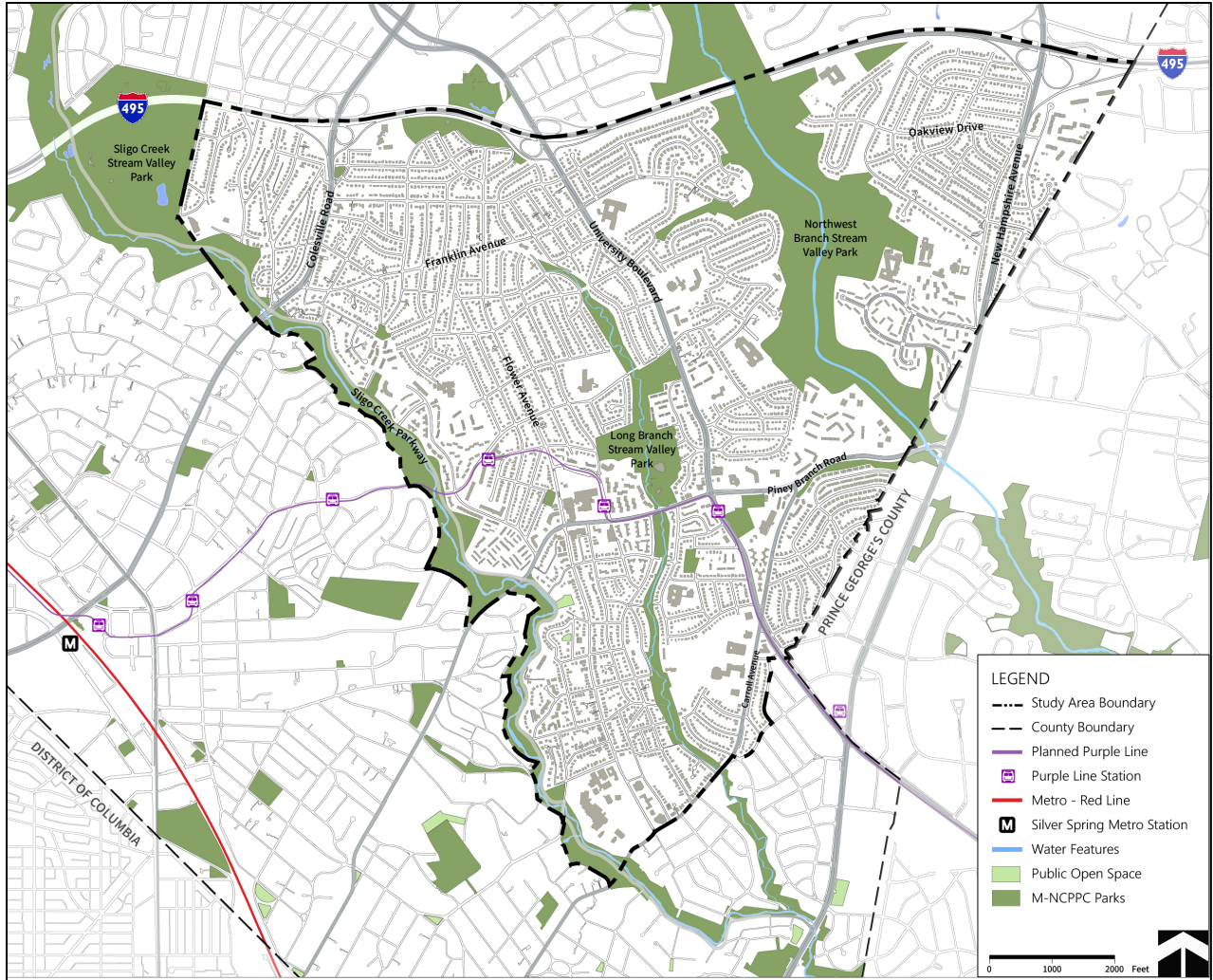


Figure 4. Study Area Boundary

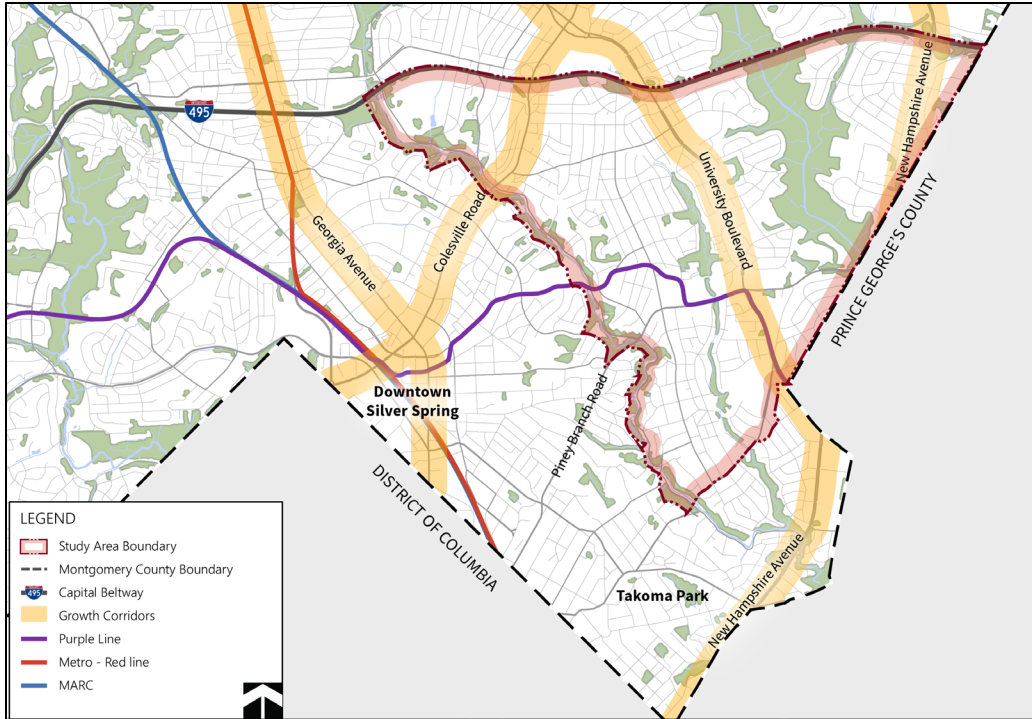


Figure 5. Study Area Boundary with Thrive Montgomery 2050 Growth Corridors

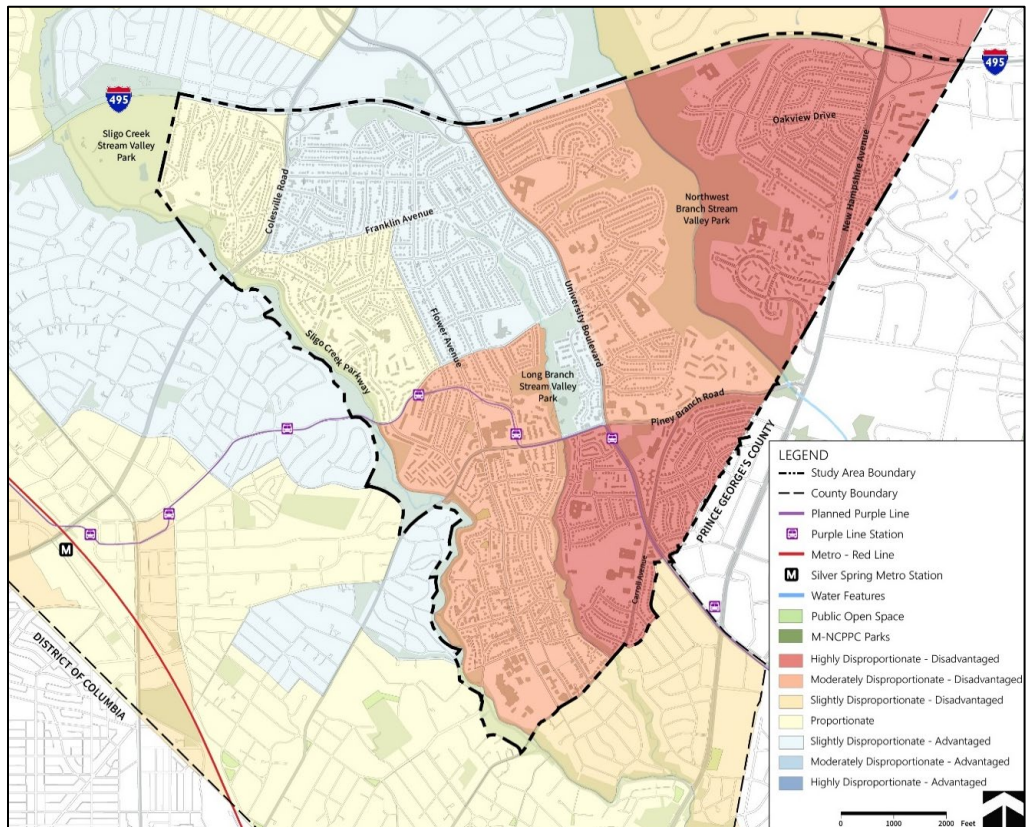


Figure 6. Study Area Boundary with Community Equity Index Overlay

COMMUNITY OUTREACH AND ENGAGEMENT

Successfully engaging with the communities that live, work and otherwise spend time in the Study Area is vital to creating a vision for the future of Eastern Silver Spring. The Planning Team partnered with Brick and Story, an engagement consultant, to develop and implement an engagement strategy to effectively reach the diverse stakeholders in the area. The initial phase of engagement began in October 2023 and focused on the larger Study Area. As community engagement continues throughout the planning process, the Planning Team, with support from Brick and Story, will continue to employ the successful strategies used during the initial engagement to meet the outlined objectives.

ENGAGEMENT OBJECTIVES

In order to successfully engage stakeholders, the Planning Team's work is guided by the following engagement objectives:

- Develop clear and simple messaging about the planning effort for a diverse set of community stakeholders.
- Craft compelling ways to invite people into the process by explaining how they can be involved and the value they bring to the process, while also working to keep people engaged throughout the entire planning process.
- Work with community partners, including public and private organizations, property management companies of multifamily residential communities, community groups and associations, neighborhood groups/homeowners' associations (HOA), religious institutions etc. to build trust and increase awareness of the planning effort throughout the Study and Plan Areas.
- Support a comprehensive outreach and engagement strategy that reaches the wide range of stakeholders in this community and gathers meaningful feedback that represents the many voices living in the community.
- Provide a range of avenues for people to engage in this process, including but not limited to pop-ups at community events, pop-ups at residential communities, small group gatherings focused on listening and learning, door knocking, and virtual opportunities to provide feedback.

ENGAGEMENT STRATEGIES

The Planning Team developed a variety of strategies to reach the engagement objectives. These strategies were then implemented in the initial phase of engagement. As engagement continues, the Planning Team will build on the partnerships and connections from this first phase to continue to reach a wide array of community stakeholders. The Planning Team focused on:

- Participation in community events – One of the best ways to reach a community is by participating in events that are already happening in the community. The Planning Team attended farmers markets, food distributions and festivals to spread awareness about the Plan and solicit feedback.
- Door knocking and “pop-ups” at multifamily properties – In order to successfully reach residents who live in multifamily units, the Planning Team coordinated with property managers to determine the best and most appropriate way to engage residents at each property. This included a variety of strategies, such as door-knocking, “pop-ups” on the property or attending events at the property, such as holiday parties.
- Partnerships with community organizations and stakeholder groups – Connecting with longstanding community organizations, such as civic associations or affinity groups, and stakeholder groups, such as the President’s Council of Silver Spring Civic Associations (Prezco), is important for sharing information about the Plan and soliciting feedback. The Planning Team reached out to all of the civic associations and identified stakeholder groups in the area and encouraged them to invite us to one of their upcoming meetings or share information through their regular communication channel. Many of them responded and were we able to meet with them during the initial phase of engagement.
- Online engagement - In addition to in-person engagement opportunities, there will be ways to participate in the planning process online. So far, this has included ReactMap, an interactive mapping tool, questionnaires and information shared through the department’s Silver Spring eLetter and social media platforms.
- Translation and interpretation - All materials for the Plan have been and will continue to be translated into Spanish. Interpretation and translation into additional languages is also available upon request and has included Korean and Amharic during the initial phase of engagement.

INITIAL PHASE OF ENGAGEMENT

The Planning Team began conducting community engagement in October 2023 to better understand the experience and needs of those who live, work, play and shop in the Study Area. These engagement efforts included both in-person and online approaches. Residents and other community members had the opportunity to provide feedback about their neighborhoods in a variety of different formats and languages.

During this initial phase of engagement we received direct feedback from more than 590 people and reached approximately 2,500 people. The Planning Team, with support from Brick & Story, participated in eighteen engagement events, including stakeholder and community meetings, “pop-ups” at public community events, food distributions and multifamily properties; and door-knocking

events and at multifamily properties. The team also received responses to an online questionnaire and Montgomery Planning’s interactive mapping tool, ReactMap.

CONTINUING ENGAGEMENT

After the approval of the Scope of Work, the Planning Team will continue to employ the engagement strategies outlined in this document to encourage new community members to participate in the visioning phase of the plan and to continue to engage those who have already participated.

PLAN AREA

Based on community engagement and the review of the existing conditions in the Study Area, staff has developed a proposed Plan Area that captures communities on the eastern edge of Silver Spring that are disconnected from nearby urban and commercial centers like downtown Silver Spring, White Oak, and Takoma Langley Crossroads and face change, with the nearing completion of the Purple Line and planned Bus Rapid Transit along New Hampshire Avenue and University Boulevard. This Plan seeks to connect these communities and address their unique issues. Communities within the Study Area that are not included in the proposed Plan Area will be considered for future planning efforts.

The proposed Plan Area includes sections of two Growth Corridors – University Boulevard and New Hampshire Avenue – and includes single-family and multi-family residential, commercial, and institutional properties, as well as the Long Branch and Northwest Branch Stream Valley parks. Although immediately adjacent to the City of Takoma Park, the proposed Plan Area is located entirely outside the City boundary and does not include any properties included in the 2024 *Takoma Park Minor Master Plan Amendment*.

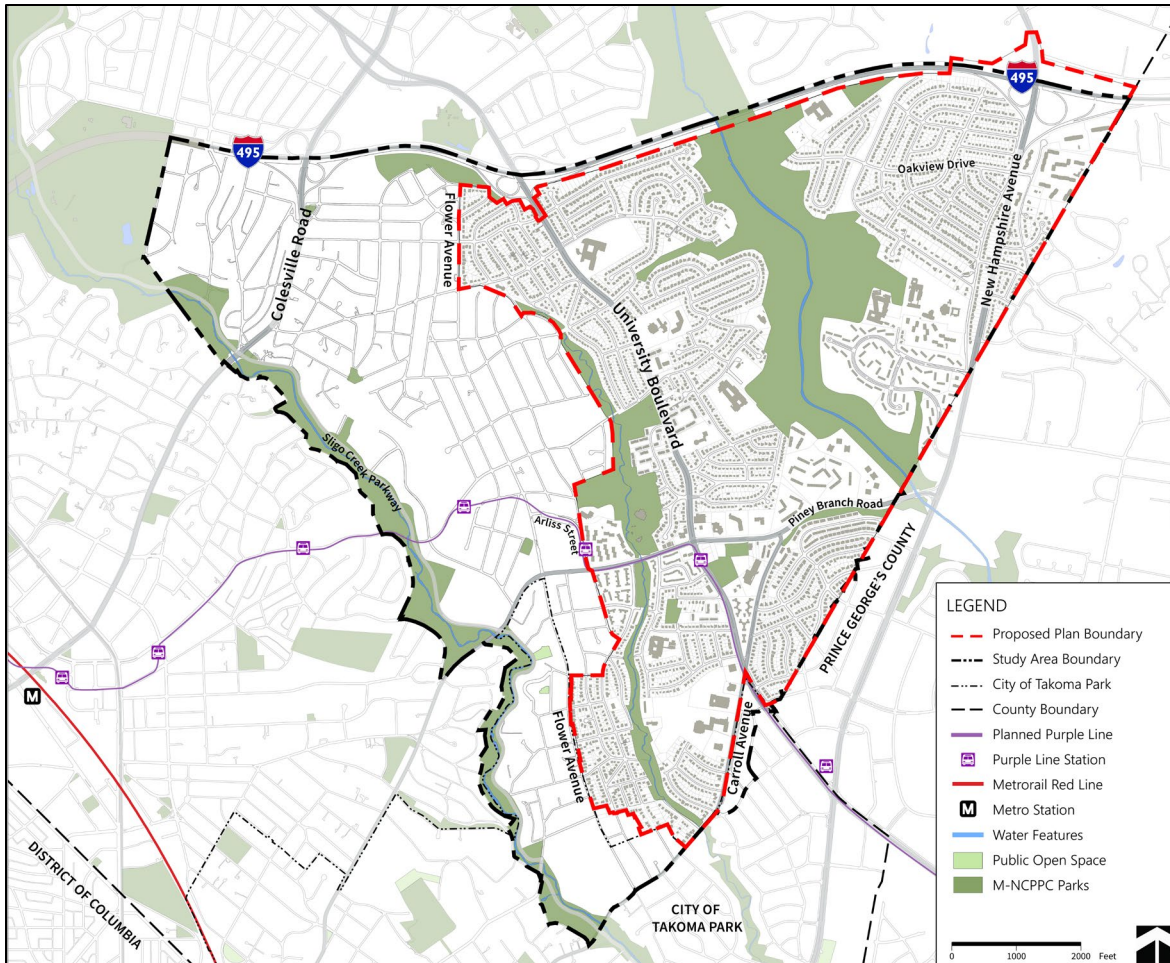


Figure 7. Study Area and Proposed Plan Area

Based on feedback from recent planning efforts that stakeholders want the opportunity to provide input before planning staff recommend a Plan Area to the Planning Board, the Planning Team sent a one-page flyer with the proposed Plan Area to our list of stakeholders for their review prior to staff's presentation to the Planning Board. This included coordinating with property managers at multifamily buildings to ensure that their residents had the opportunity to review the proposed Plan Area. The flyer was translated into Spanish, Korean and Amharic.

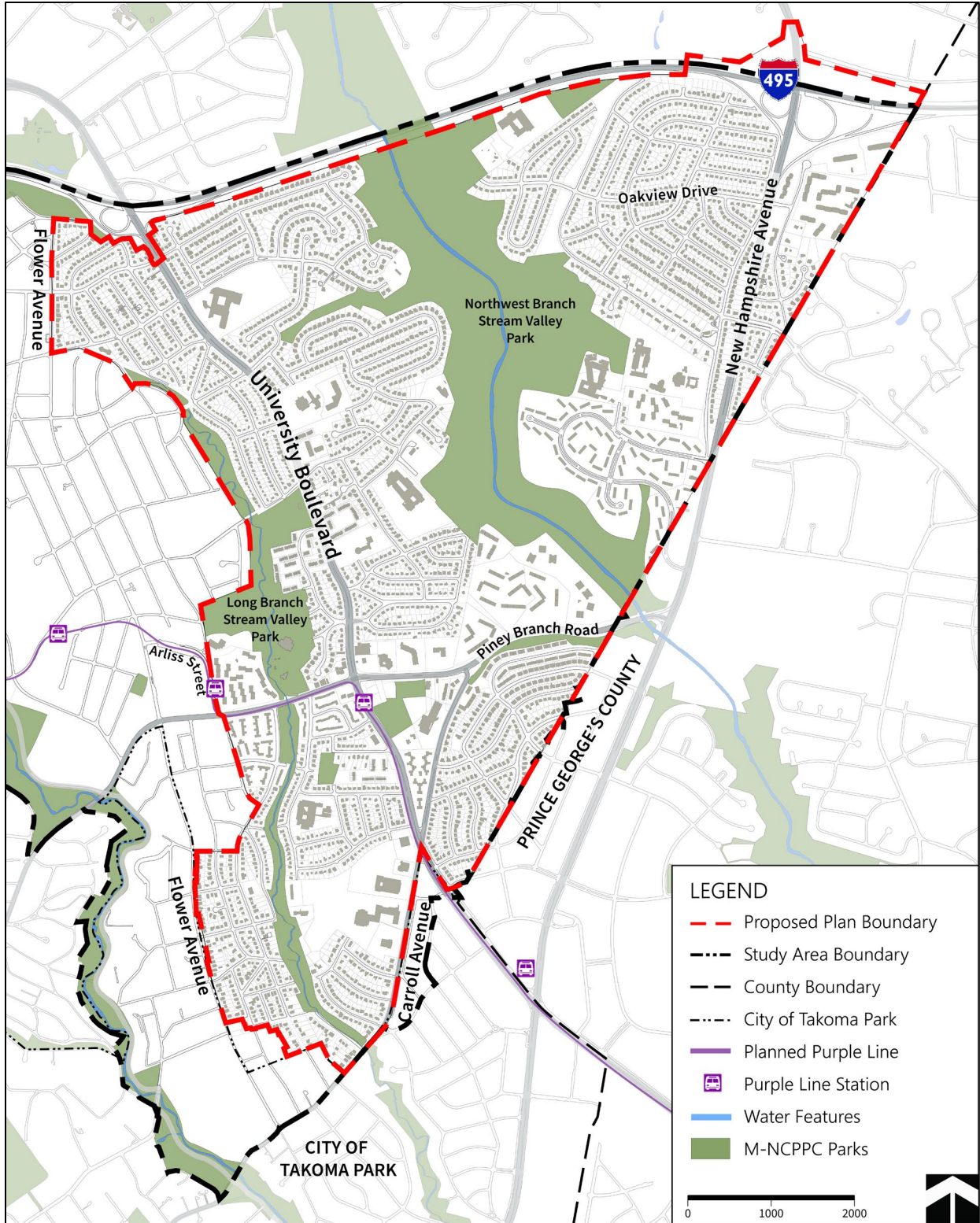


Figure 8. Detailed view of proposed Plan Area

PREVIOUS PLANNING INITIATIVES

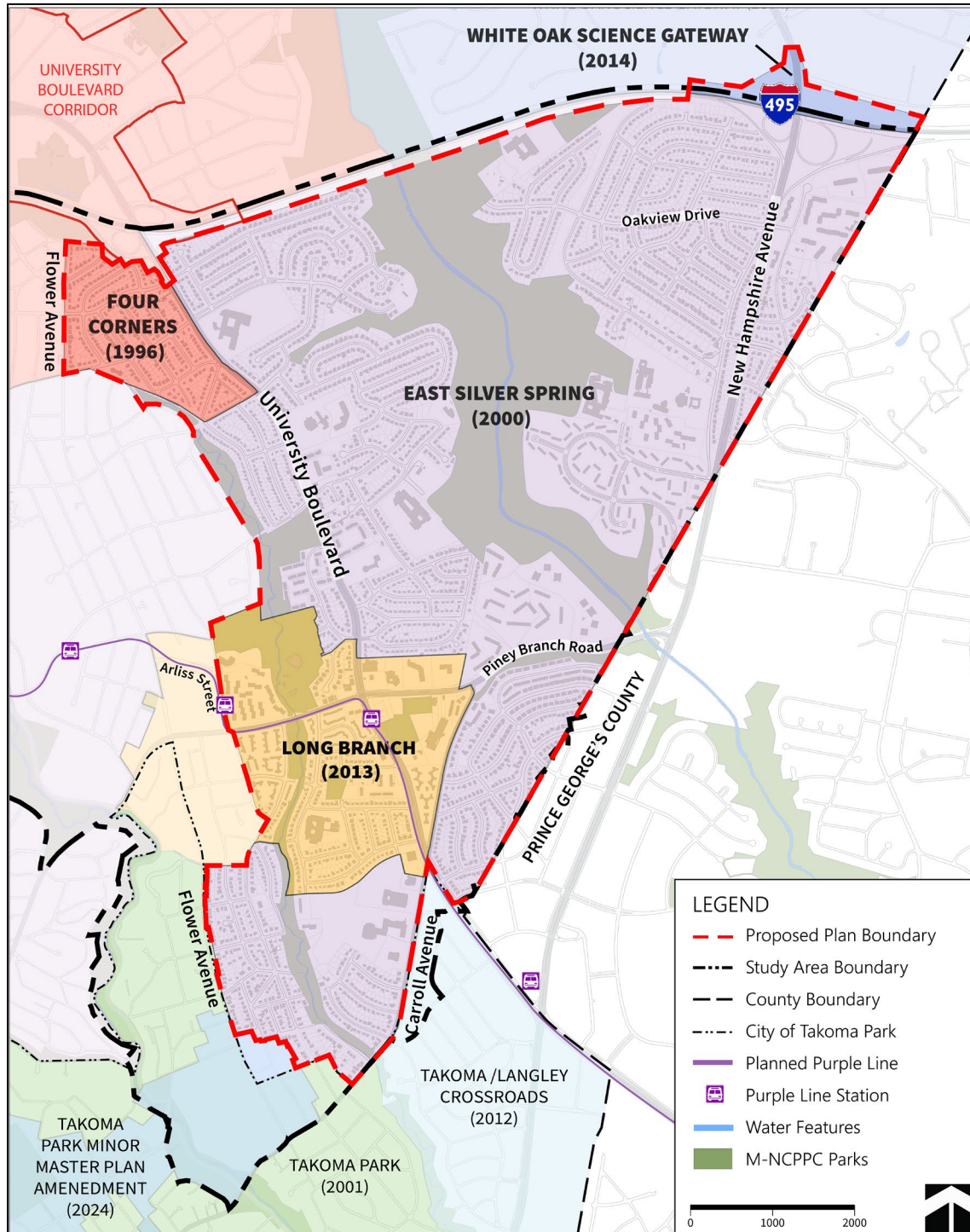


Figure 9. Master Plans included in the Proposed Plan Area

1996 Four Corners Master Plan

The *Four Corners Master Plan* addressed the community of neighborhoods surrounding the Four Corners commercial node at the intersection of University Boulevard and Colesville Road. The commercial area of this plan north of the Capital Beltway is currently being re-evaluated as part of the ongoing University Boulevard Corridor Plan. The portion of the 1996 plan included in the proposed ESSCP Plan Area is part of the Indian Springs neighborhood, west of University Boulevard, south of the Capital Beltway, allowing a seamless transition from the University Boulevard Corridor Plan south through the proposed Plan Area. Including this portion will allow this plan to consider the full extent of the corridor and address pedestrian connectivity concerns within this neighborhood.

2000 East Silver Spring Master Plan

The *East Silver Spring Master Plan* included over 2,000 acres of predominately residential neighborhoods east of downtown Silver Spring. The Plan emphasized preserving the existing character of the residential neighborhoods, which include a variety of different housing types, from small to large multifamily buildings, single-family attached and single-family detached units. The Plan also focused on revitalizing the commercial nodes and improving connections to public facilities throughout the Plan Area. Although the Plan offered recommendations to improve both the University Boulevard and New Hampshire Avenue corridors, especially the conditions for pedestrians and bicyclists, those changes have not been realized. This plan is an opportunity to re-examine the future of these corridors, with the *Thrive Montgomery 2050* framework and future Bus Rapid Transit in mind.

2013 Long Branch Sector Plan

The *Long Branch Sector Plan* provides recommendations for the commercial and residential areas surrounding the Long Branch and Piney Branch Road Purple Line stations currently under construction, amending a portion of the *2000 East Silver Spring Plan*. In order to fully address the University Boulevard corridor from the Capital Beltway to the Prince George's County border, the proposed Plan Area includes the portion of the Long Branch Sector Plan east of Arliss Street and Glenview Avenue. This includes several multifamily residential buildings and the Long Branch Stream Valley Park. The Planning Board Draft of the Long Branch Sector Plan included some of these properties as potential redevelopment sites, but the County Council removed these recommendations during their deliberations. Staff recommends studying these properties anew with the ESSCP.

2014 White Oak Science Gateway Master Plan

The portion of the proposed Plan Area included in the *White Oak Science Gateway Plan* (WOSGP) is limited to the Beltway access ramps. The WOSGP provides a vision for the future of White Oak's major centers, including Hillandale, White Oak and Life Sciences FDA/Village, which are north of the proposed Plan Area. These commercial areas serve the residents of the proposed Plan Area and with

increasing development activity after the adoption of WOSGP, improving connections across the Capital Beltway, in order to improve connectivity will be a focus of this Plan.

PLANNING FRAMEWORK

COUNTYWIDE PLANNING INITIATIVES

In addition to county-wide transportation initiatives like the Purple Line and Bus Rapid Transit, there are several countywide Planning Department initiatives that will guide the planning process and the development of the Eastern Silver Spring Communities Plan recommendations, including:

Thrive Montgomery 2050 (2022) - Montgomery County's General Plan establishes a framework to guide the county's future land use policies, including master plans. This plan will rely on *Thrive Montgomery 2050* for guidance and work to further the Thrive's goals within the Plan Area.

- **The Racial and Social Justice Act** – In 2019, the Montgomery County Council passed the Racial Equity and Social Justice Act (27-19) that requires the Planning Board to consider racial equity and social justice impacts when preparing a Master or Sector Plan. The Planning Team will apply an equity lens to the recommendations considered as part of this planning effort as well as the planning process itself, especially as the team conducts community engagement.
- **Climate Action Plan (2021)** – This plan outlines strategies to reduce greenhouse gas (GHG) emissions 80 percent by 2027 and 100 percent by 2035. Planning staff will incorporate guidance from the Climate Action Plan and develop recommendations to assist the county in achieving these goals.
- **Vision Zero** - In 2016, the county adopted a resolution mandating the Vision Zero approach to all transportation planning efforts and policies, with the aim of eliminating all traffic fatalities and severe roadway injuries in the county by 2030. With sections of three of the county's twenty high injury network (HIN) corridors within the proposed Plan Area, Vision Zero will be an essential lens for considering recommendations for the Plan.

Countywide Transit Corridors Functional Master Plan (2013) – Both University Boulevard (MD 193) and New Hampshire Avenue (MD 650) are identified as future Bus Rapid Transit Corridors in the 2013 *Countywide Transit Corridors Functional Master Plan*. The Montgomery County Department of Transportation (MCDOT) implemented the first BRT service in the County on US 29 and is currently studying alternatives for New Hampshire Avenue. Although University Boulevard has been identified for BRT service in the future, no funds have been committed for any stage of the design or construction. This Plan will be an opportunity to reimagine these corridors and provide recommendations to for the implementation of BRT as well as other as other important aspects of the corridors.

Complete Streets Design Guide (2021) - Complete Streets are roadways that are designed and operated to provide safe, accessible, and healthy travel for all users of the roadway system, including pedestrians, bicyclists, transit riders, and motorists. This document offers design guidance for all of the various roadway types in the county. This tool will be crucial in informing the recommendations for the roadway network in the Plan Area.

Bicycle Master Plan (2018) – The *Bicycle Master Plan* establishes recommendations for a network of low-stress bikeways throughout the entire county. Although this document provides street-level bicycle recommendations, this Plan will be an opportunity to re-examine those recommendations and consider any additional recommendations that will further connect the bicycle network throughout the proposed Plan Area.

Pedestrian Master Plan (2023) – This recently adopted plan is Montgomery Planning’s first comprehensive vision to create safer, more comfortable experiences walking or rolling around the county. This Plan will build on these recommendations to ensure pedestrian connectivity to and from Purple Line and Bus Rapid Transit stations, along and across the major corridors and to important destinations beyond the proposed Plan Area.

Parks, Recreation and Open Space Plan (2022) – This most recent update to the Parks, Recreation and Open Space Plan guides the future development and management of the county’s park system. This update emphasizes the role of parks in supporting physical activity, social connectivity and environmental stewardship. Parks will be an important focus of this plan, with portions of both the Long Branch and Northwest Branch Stream Valley Parks and several neighborhood and local parks located throughout the proposed Plan Area.

Attainable Housing Strategies Initiative – This initiative is focused on increasing the diversity of housing options across more of Montgomery County. Currently, the Planning Board is reviewing the prior Planning Board’s recommendations, which include establishing a Priority Housing District surrounding key transit stations and corridors. The initiative also recommends leveraging the Master Plan process to identify opportunities for rezoning properties along the county’s primary corridors to allow higher density residential development. In concert with this effort and the framework provided by *Thrive Montgomery 2050*, this Plan will explore zoning recommendations that can expand the attainable housing options available in this part of the county.

COORDINATION WITH ONGOING PLANNING EFFORTS

University Boulevard Corridor Plan

The University Boulevard Corridor Plan (UBC), which began in 2022, focuses on a three-mile stretch of University Boulevard, between Amherst Avenue and just south of the Capital Beltway, with the aim of understanding the community needs related to traffic safety, regional connectivity, environmental sustainability and economic development. Since beginning this effort in 2022, the Midcounty Planning Division has been in close coordination with this Planning Team, to ensure coordination and

collaboration as we plan along the same corridor, with very different land use and community contexts. In order to ensure consistency across both planning efforts, both the UBC and ESSP Planning Teams have identified the following key principles to consider as we plan for the future of the corridor:

- Support environmental sustainability measures that advance climate change initiatives.
- Promote racial equity and social inclusion for the corridor, and celebrate the people who live, work, and experience the area.
- Encourage economic vitality that provides opportunities for new infill development and identifies opportunities for compact, corridor-focused growth, including more types of housing at all price points.
- Foster a safe environment for all modes of transportation that advance Vision Zero principles, with a particular focus on the most vulnerable users.
- Create a multimodal corridor that enables implementation of fast, convenient, and reliable Bus Rapid Transit.
- Strengthen the social and physical health of communities along the corridor by providing opportunities for social interaction and active lifestyles.

PLAN ELEMENTS

QUESTIONS TO ADDRESS

Through the existing conditions analysis and initial phase of community engagement, the Planning Team identified key questions to explore through the next phases of the planning process. These questions are intended to serve as a guide to the team as we examine the future of the proposed Plan Area.

- How can the corridors within the proposed Plan Area connect rather than divide the neighborhoods and communities that make up Eastern Silver Spring?
- How can this Plan bring a future vision to communities that are in between and near coming changes, such as Bus Rapid Transit, Purple Line, and future development?
- How can the University Boulevard and New Hampshire Avenue corridors be reimaged in ways that invite investment and improve the experience and safety of those who live and spend time there?

ELEMENTS TO EXPLORE

Below is a list of elements that will be explored through the planning process for the Eastern Silver Spring Communities Plan as we seek to craft a vision for the proposed Plan Area.

Community Identity and Character

The communities of Eastern Silver Spring are diverse, representing a variety of backgrounds, ethnicities, and languages. Through community engagement, the Planning Team will continue to learn about the communities that live and spend time in the proposed Plan Area and explore strategies to highlight community identity through art, urban design, placemaking and more.

Land Use and Housing

Most of the proposed Plan Area is dedicated to residential development, with several neighborhoods of single-family homes, large apartment complexes, senior-living facilities, townhouse communities, and small-scale multifamily buildings. The few commercial properties are located along the University Boulevard Corridor, most at the intersection with Piney Branch Road. Institutional uses, predominantly schools and places of worship, can be found throughout the proposed Plan Area. *Thrive Montgomery 2050* has identified both University Boulevard and New Hampshire Avenue as growth corridors and determining what kind of growth is appropriate for Eastern Silver Spring will be an important component of this plan. Though the housing is more affordable than other parts of the county, with lower household incomes in this area, many renters are still cost-burdened. Additionally, the Montgomery County Council adopted a resolution in 2019 to support regional housing goals, including the need for Montgomery County specifically to add an additional 10,000 housing units countywide over the forecasted amount of 31,000 by 2030. This plan will explore what types of housing are most appropriate for the Eastern Silver Spring context and how best to encourage their development in the proposed Plan Area.

Environment Resilience

The impacts of climate change such as extreme heat, increased precipitation, flooding, and storms, in addition to habitat, tree, and wildlife loss, impervious cover, and carbon emissions all contribute to a community's health, safety, and climate resiliency. This Plan will explore these issues, and others, to improve climate resiliency, reduce inequities and vulnerabilities, while improving biological health and welfare for all life. The recommendations for the Plan Area will align with the goals and objectives of *Thrive Montgomery 2050* and the *Montgomery County Climate Action Plan*.

Transportation and Connectivity

With the Purple Line currently under construction and plans for Bus Rapid Transit along University Boulevard and New Hampshire Avenue, this Plan will build on these coming infrastructure investments by improving the transportation network throughout the proposed Plan Area, with an

emphasis on transforming the roadway to support the safety and experience for transit riders, pedestrians, bicyclists and other vulnerable road users. This will include exploring ways to improve connectivity throughout the proposed Plan Area. This plan will also focus on advancing countywide transportation goals and initiatives, such as Vision Zero. Additionally, this plan will explore ways to improve connections throughout the proposed Plan Area

The Planning Team will continue to coordinate with Montgomery County's Department of Transportation and the State Highway Administration on their ongoing planning work along New Hampshire Avenue to further design Bus Rapid Transit and improve pedestrian safety.

The plan will also conduct traffic modeling as consistent with Planning, Housing and Economic Development's guidance for measuring transportation adequacy in master plans, which will consider existing and proposed land uses in the proposed Plan Area.

Urban Design

With guidance from *Thrive Montgomery 2050* and other countywide initiatives, this Plan will re-imagine the plan's growth corridors into multimodal, complete streets that are safe, walkable and bike friendly and encourage more compact forms of development. This Plan will also explore pedestrian connectivity throughout the proposed Plan Area and identify opportunities to create a safe and comfortable pedestrian network.

Parks and Open Space

The proposed Plan Area is generally well-served by parks, with two stream valleys, and an assortment of neighborhood and local parks. This Plan will examine existing parkland and park amenities and resources within the proposed Plan Area to determine if they are sufficient to address the current and anticipated future needs of the community. The Plan will then offer recommendations for potential improvements to existing parks and potential new parks, should they be needed, and will also explore ways to improve access to parks, trails and open spaces. This work will build on the relevant parts of Montgomery Parks' Long Branch Initiative, a program focused on improving parks in the Long Branch community.

Community Facilities and Schools

The proposed Plan Area includes six public schools, two private schools and several religious institutions. These community institutions act as anchors, providing opportunities for gathering and support, such as food distributions. This Plan will consider public school capacity and guidance for upcoming major projects at schools within the proposed Plan Area. The Plan will also explore opportunities to improve accessibility to these community facilities.

Historic Resources

Cultural Resource Planners will conduct community outreach and archival research to expand our understanding of the development of communities within the Plan. Several of these communities

have been underrepresented in our documented histories. An architectural survey will be conducted to determine whether any individual resources and/or districts should be considered for designation in the *Master Plan for Historic Preservation*.

PLAN SCHEDULE

Staff initiated work on the Eastern Silver Spring Communities Plan began in June 2023 and the Planning Board Draft is schedule for transmission to the County Executive and County Council by Fall 2025. Significant milestones are outlined below.

Existing Conditions Analysis:	Summer – Winter 2024
Scope of Work:	Spring 2024
Visioning and Preliminary Recommendations:	Spring – Summer 2024
Working Draft:	Fall 2024
Planning Board Work Sessions and Public Hearing:	Winter – Spring 2025
County Executive Review, County Council Review and Work Sessions:	Summer – Fall 2025
Commission Adoption of Plan and Sectional Map Amendment:	Winter 2025

STAY CONNECTED

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