

**Silver Spring
Transportation Management District
Advisory Committee
March 9, 2023**

Item 1 & 2 – Introductions: Jim Carlson called meeting to order. Members and guests introduced themselves and minutes were tabled.

Item 3 – Metro Update: Gary Erenrich reported that Metro is winding down with its public hearings as there have been three in the past week. Metro’s proposed simplification of the fare system penalizes Montgomery County riders in that elimination of the off-peak fare of \$3.85 and raising the maximum fare to \$6.50 will force riders to pay the max fare which is a 70% increase. One-third of boardings in Montgomery County for the first six months of FY23 occurred during off peak periods. The biggest increase will be at Rockville & Shady Grove stations. Also reported:

- Metro Access riders are calling for a single fare to replace the current complex fare system.
- A low-income fare for those in DC using SNAP benefits - 50% reduced fare.
- To comment on proposed budget there is a survey available online.
- A major outreach effort for the tactical bus lanes- a one mile bus lane on Georgia avenue between Wayne and 16th Street.
- MCDOT will know by June if grant for tactical lanes is approved- if approved MCDOT will not have to cover construction cost and pilot project- project construction (red paint) is several years away.
- March 30th will be a virtual meeting on a tactical lane segment on University Blvd between Dennis Ave to Amherst-register in advance.
- Metro conducts surveys every few years for ridership demographics and characteristics.
- Discussion underway regarding Title 6 analysis for fare inequality in considering the proposed changes; however, analysis is complicated by a system-wide focus and not separate jurisdictions.
- Discussion of impact of the termination of SNAP program on low-income fare program riders.
- Concerns of recertification for the low-income fare program being abused due to program users giving their cards to those who don’t meet qualification guidelines.

Mr. Erenrich said Members can provide feedback on the proposed budget as an individual. Also discussed:

- **Paul Ellis**, representing Council Member **Kate Stewart**, asked the characteristics of off-peak fare commuters before the 9 pm \$2 base fare - represents a third of daily boardings in the County
- Discussion regarding funding of tactical lanes as grant may take up to two years due to the parking issues and the public outreach process - tactical lanes will be a pilot project at first.

Item 4 – Silver Spring Downtown Plan Design Guidelines: Atara Margolies, Project Manager for the Silver Spring Downtown & Adjacent Communities Plan, announced that the design guidelines have been completed and are accepting development applications. The plan was adopted in June 2022 as an update to the Central Business Sector Plan. The design guidelines give Developers examples of what is wanted in design. Guidelines are not voted on by Council. Design advisory panel has been established. **Ms.**

Margolies discussed the design guidelines:

- The guidelines cover the “feel” & goals of the area and do not cover architectural designs; however, it is more detailed than a Sector Plan.
- The guidelines are also used by a design regulatory team to offer guidance to developers.
- The design guidance panel has been established to determine if every project meets requirements – exceptional design public benefits credit.
- Two sets of guidelines Plan-wide that covers streetscapes and connections over the train tracks crossing Georgia Avenue - two recommended crossing are in the plan.
- The other set of guidelines is site specific for individual projects, some of which may be a single site encompassing multiple buildings.
- Five overarching principals of the guidelines consist of:
 - A well-designed public realm that serves all
 - An active ground floor
 - Integrating into the existing building fabric
 - Including parks & public spaces
- Flexibility of guidelines will help facilitate and encourage construction.
- Complete Streets will be uniform for all master plans, preventing the invention of differing street types for each plan for consistency - 80% of the streets in the plan are downtown streets except for the major boulevards such as Georgia Avenue and Colesville Road
- Downtown streets type A & B to distinguish street functions – bike lanes on wider streets and smaller streets have widened buffers and sidewalks.
- The Complete Street guidelines can be tweaked for unusual conditions and updated with Planning Board review

Ms. Margolies discussed sight design requiring environmental and storm water management strategies to reduce heat island effect. Also discussed:

- The control of traffic mitigation service and delivery entrances and designing these areas out of the right of way.
- Low-, mid- and high-rise development is planned for the differing environments inside the plan-menu of components.
- The first two floors are the ground level which have major focus for activity and retail to encourage street engagement.
- Mid- rise buildings are above 6-7 stories and require a set back and middle volume - taller buildings have a tower requirement to facilitate flexibility and variety.
- 35% of the site must be green cover, which is mostly achieved with a green roof, tree canopy or other planting
- Activating ground space without commercial properties - having seating, landscaping, and a varied façade
- Roof design and structured parking integrated into the building to match with residential floors to reduce stand-alone parking garages.
- Historic and old buildings for adaptive uses and renovation – language in the plan to address instances where old buildings do not conform to the master plan.
- Creating good use of parks and public space by encouraging development for sites that have adequate space and requiring financial contributions for projects that are more limited for space to those nearby projects that do.
- Discussion regarding the inability of the build-out of all park space, as master plans are updated every 20 years - teams meet every month for final design and implementation.

- Redeveloping stand-alone parking garages for better site view and usage in lieu of the future Purple Line project on Bonifant street.
- Cameron Street garage will see more pedestrian traffic due to a future 900 unit and recreational center development (Elizabeth Square). Planning and designing projects to accommodate the growing population.
- Using the Design Guidelines Advisory Panel to review projects as a final step before implementation.

Q&A:

- Street Scape standards were implemented before the sector plan, with some parts outdated and overridden by the sector plan – brought up to date with Complete Streets.
- Details are forthcoming regarding the planting of tree species.
- Currently, the guidelines do not impact the Urban District's design of the street scape.
- Developing design guidelines to not hinder development by providing guidance and allowing developers to input their expertise.
- How to support the overlapping design guidelines, the sector, master & pedestrian plan to encourage development since many sites will be retrofitted – incremental changes and negotiations for consistency – interim solutions.

Adjourn

**Silver Spring Transportation Management District Advisory Committee Attendance Sheet
March 9, 2023**

Voting Members (12)			
Name	Affiliation	Present	Absent
Chamber Members (3)			
Chris Kabatt	Wells + Associates	X	
Julie Statland	Statland & Katz, Ltd.		X
Vacant			
Citizens Advisory Board Members (3)			
Harriet Quinn	Kemp Mill, Four Corners, East SS	X	
Vacant	North & West Sector Plan Area		
Chris Perry	CBD Resident	X	
Employers less than 50 employees (3)			
Vacant			
Vacant			
Vacant			
Employers with 50 or more employees (3)			
G. Michael Price	Discovery Communications	X	
Vacant			
Vacant			
Non-Voting Members (3)			
Sandra Brecher, DOT-Commuter Services	MCDOT Director or Designee	X	
Larissa Klevan	M-NCPPC	X	
Jacob Newman	Silver Spring Regional Center	X	
Sgt. Kerry Moore	Montgomery County Police		X
Staff			
Nakengi Byrd	MCDOT-Commuter Services	X	
Jim Carlson	MCDOT-Commuter Services	X	
Guests			
Jennifer Bolick	TMD Outreach Team	X	
Carson Henry	SS Urban District	X	
Paul B. Ellis	CM Kate Stewart's Office	X	
Jay Elvove	SS Citizens Advisory Board	X	
Gary Erenrich	MCDOT	X	
Laura Van Eperen	Van Eperen & Co.	X	
Atara Margolies	M-NCPPC	X	
Andrew Wexler	M-NCPPC	X	