



Springvale Terrace

Pre-Submission Community Meeting

September 20, 2023



Meeting Sign-in Sheet

<https://forms.office.com/r/zJs6EVZr2C>

Sign-Up **Springvale Terrace – Sketch, Preliminary and Site Plan Applications**

Please use the form below to sign in for the community meeting:

Springvale Terrace – Sketch, Preliminary and Site Plan Applications – Pre-Submission Community Meeting
9/20/2023

* Required

1. Please provide your full name:

Enter your answer

2. Telephone number:

Enter your answer

3. Would you like to be included in future communications: *

☐ Yes, please add me to list.

Design & Development Team



Development Team

SEABURY RESOURCES FOR AGING, INC.

Founded in 1924, Seabury provides personalized, affordable services and housing options to help older adults live with independence and dignity. Programs include: age in place services, care management, transportation, & social programs. Seabury owns 3 DC-area properties, including Springvale Terrace.

ENTERPRISE COMMUNITY DEVELOPMENT

Residents are the heart of our work and the reason behind all we do. We're proud of the more than 21,000 people who call our communities home.



Enterprise has over 35 years of excellence in building, preserving and operating affordable homes to uplift residents and communities.

JV PARTNERSHIP

Seabury and Enterprise will jointly redevelop Springvale Terrace. At closing, Seabury will sell Springvale Terrace to a new “single purpose entity” owner to be jointly owned by Seabury and Enterprise.



Springvale Terrace: Existing Conditions



Cloverfield Road



Springvale Road



Pershing Drive

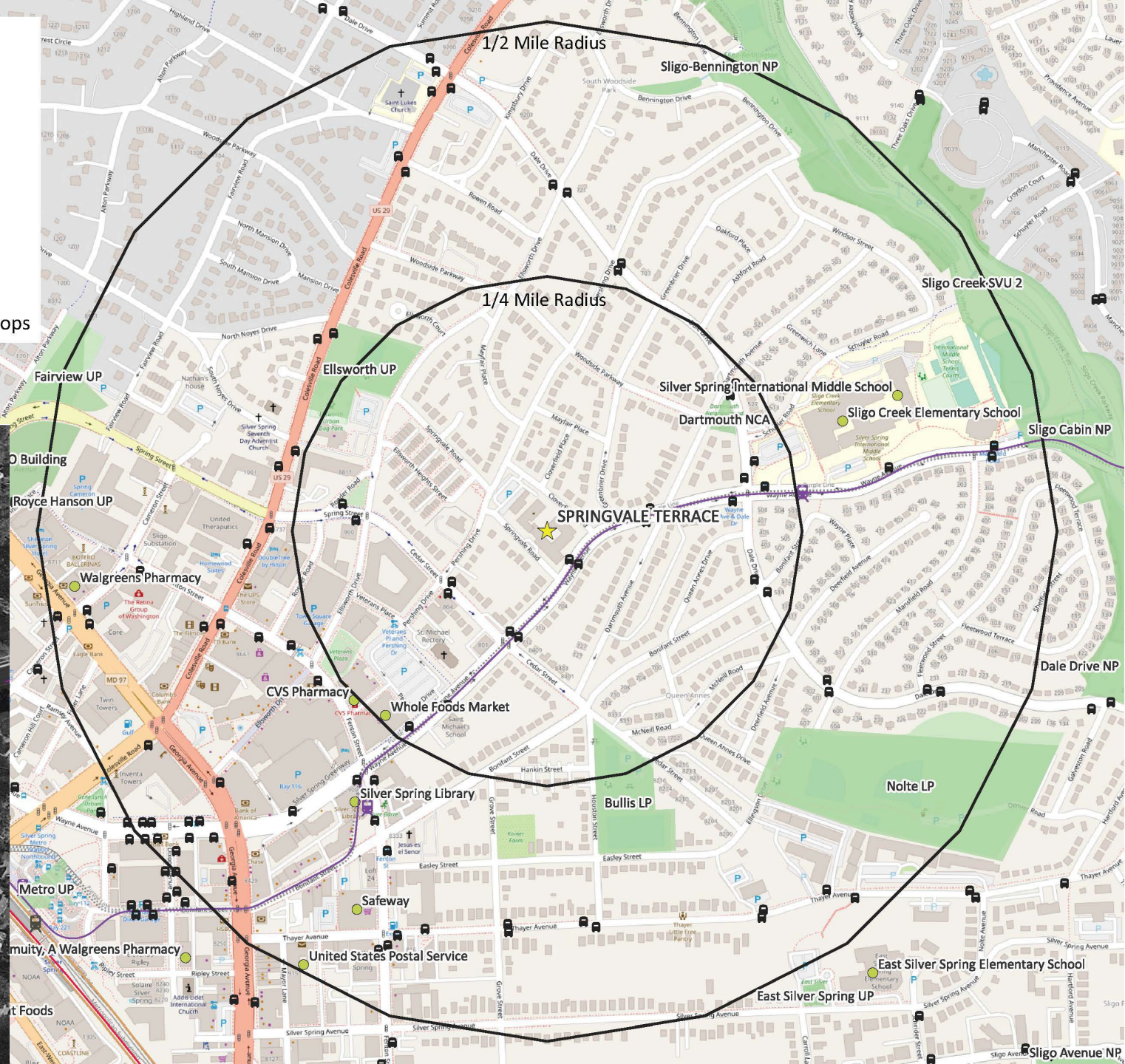


Wayne Avenue

Site Map

Legend

- ★ Springvale Terrace
- M-NCPPC Parks
- Local Amenities
- Planned Purple Line Stations
- Metro Stops
- MARC Stops
- Montgomery County Ride On Bus Stops



Rezoning & Sector Plan



The *Silver Spring Downtown and Adjacent Communities Plan & Sectional Map Amendment*, adopted in fall 2022, rezoned the property to the Commercial Residential Town (CRT) Zone in order to support the potential redevelopment of the site for multifamily and/or senior housing.



Process & Program Development

Redevelopment Goals

- Modernize
- Align with Sector Plan, Rezoning
- Respect neighborhood character & goals
- Preserve and increase affordable, senior homes



Development Program & Site Plan



Design Changes





ROBUST AMENITY ENVIRONMENTAL COMPREHENSIVE SUBSTANTIAL GATHERING QUALITY HOME COZY LIVELY INCLUSION SHARING MOVEMENT AIRY NATURE RICHNESS INVITING LAUGH DESIGN TEXTURE LOVING ORGANIC VIBRANT SOULFUL CONNECTED WARMTH HARMONIZE DYNAMIC MIX-USE FAMILY INTERWOVEN DIVERSE ACTIVE ELEGANCE GROWING TOGETHER LASTING

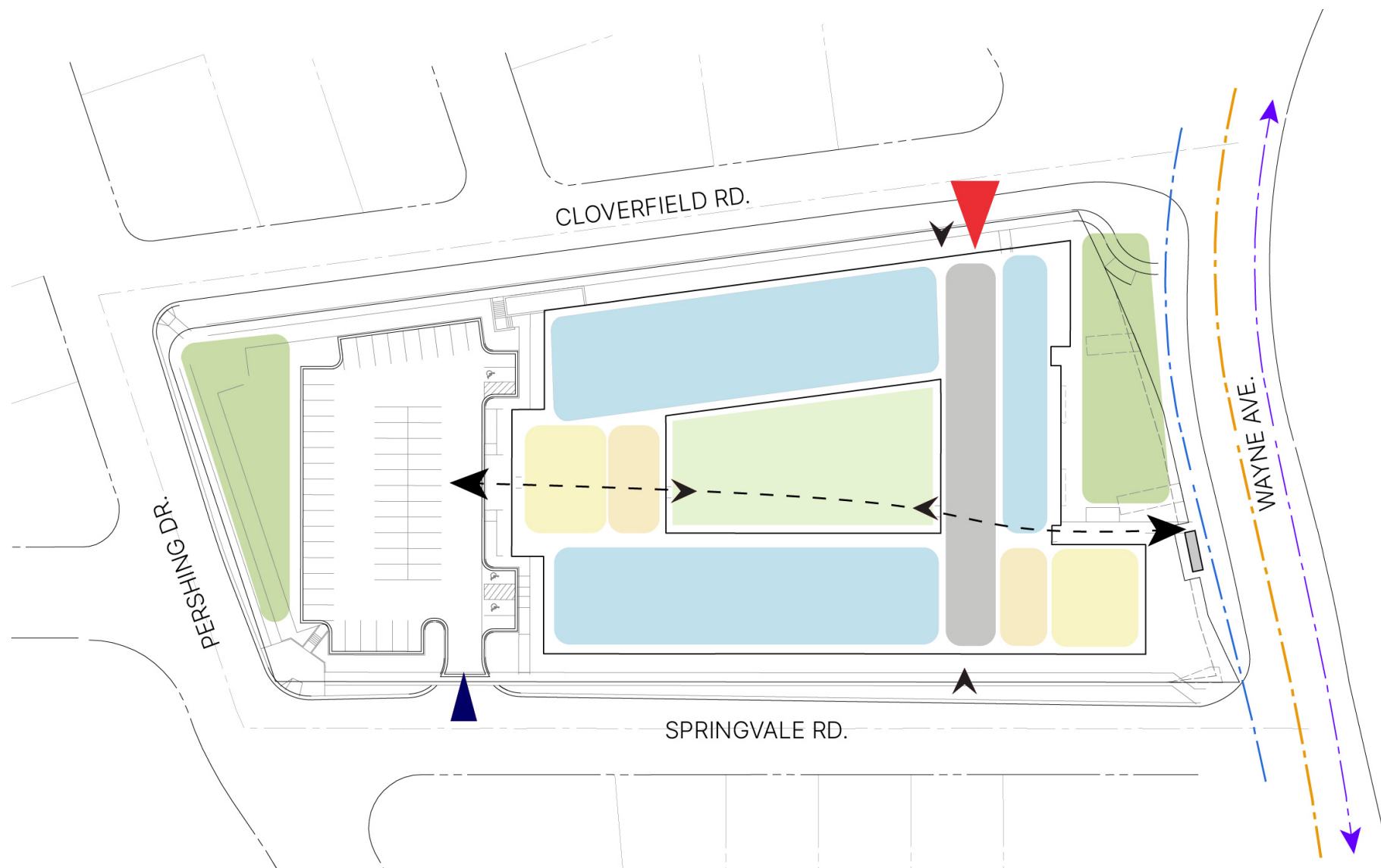
SENIORS COMMUNITY



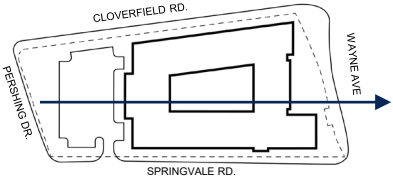
Plan Diagram

LEGEND

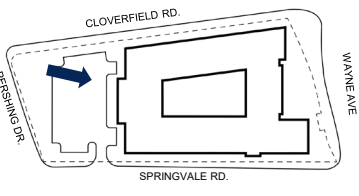
-  PARKING ENTRY
-  LOADING DOCK
-  BUILDING ENTRY / EGRESS
-  RESIDENTIAL UNITS
-  LOADING DOCK / B.O.H.
-  AMENITY / PREFUNCTION
-  LOBBY / SOCIAL HALL
-  COURTYARD GARDEN
-  SITE LANDSCAPING
-  PEDESTRIAN CIRCULATION
-  PURPLE LINE METRO
-  BUS LANE
-  BIKE LANE



Amenities



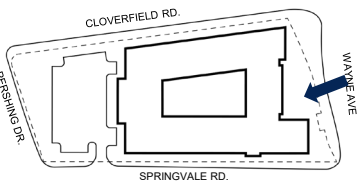
Rendering: Main Entrance



Rendering: Parking Entry



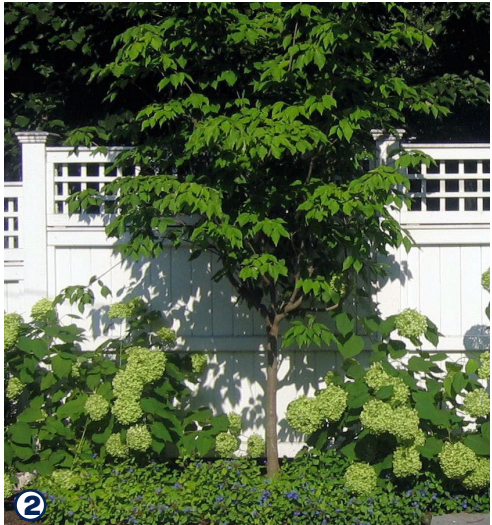
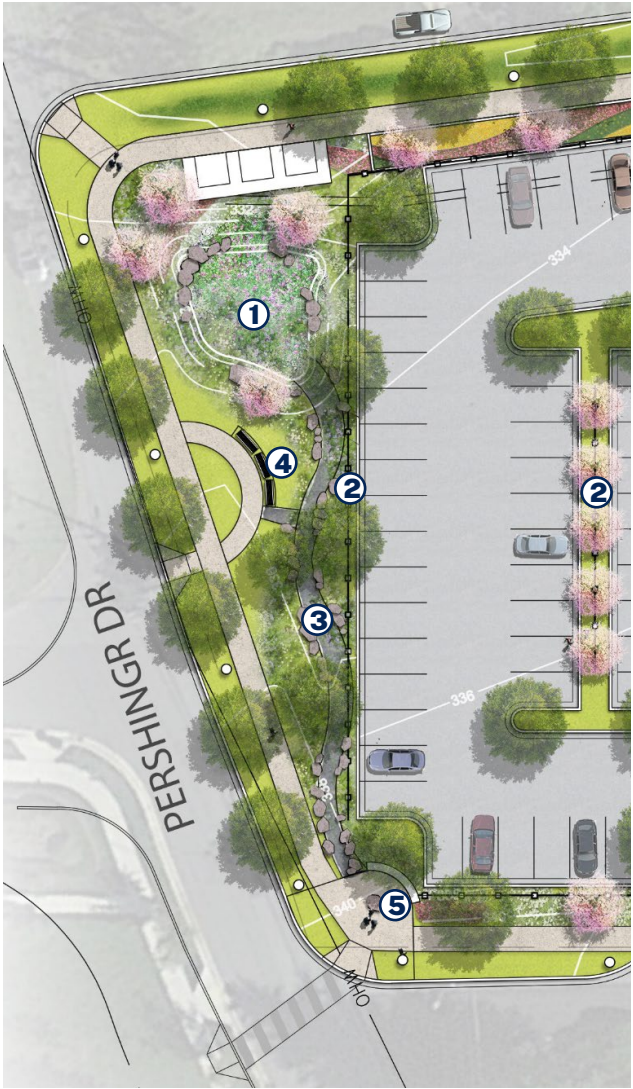
Rendering: Wayne Avenue View



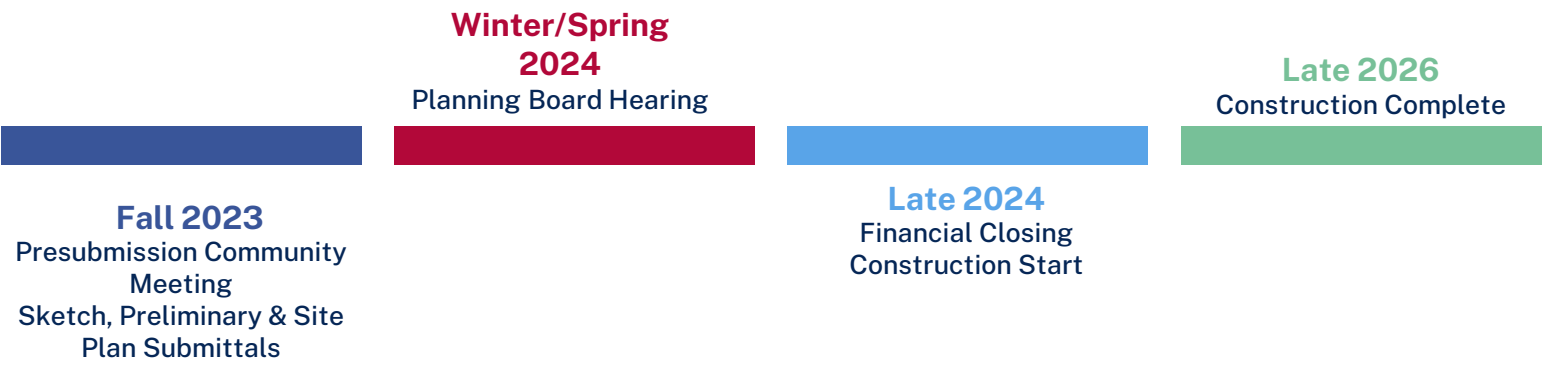
Open Space: **Wayne Avenue**



Open Space: Pershing Drive



Schedule



THANK YOU!

MACKENZIE KISIEL

ENTERPRISE COMMUNITY DEVELOPMENT

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