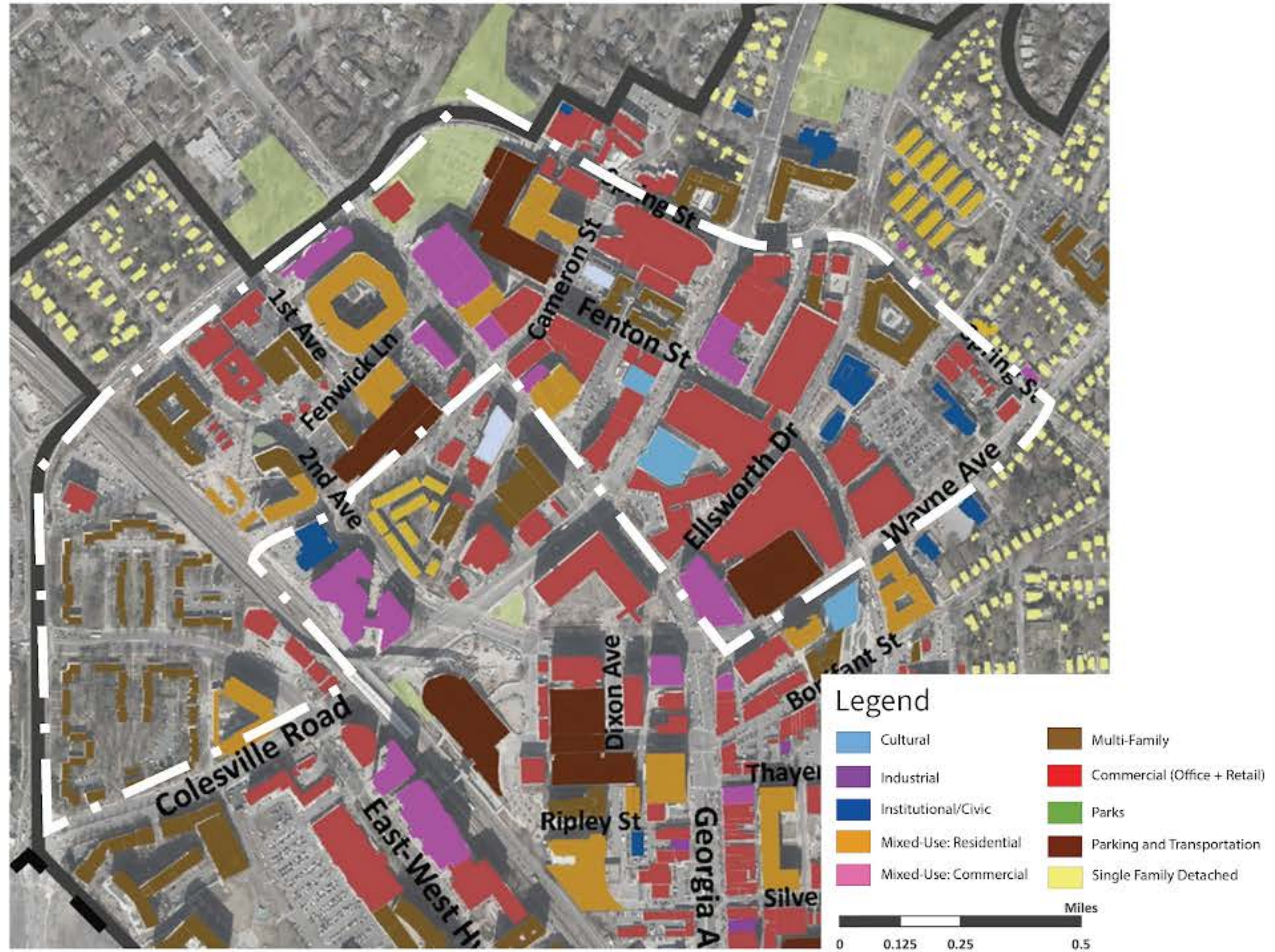


# North Silver Spring Visioning will focus on....



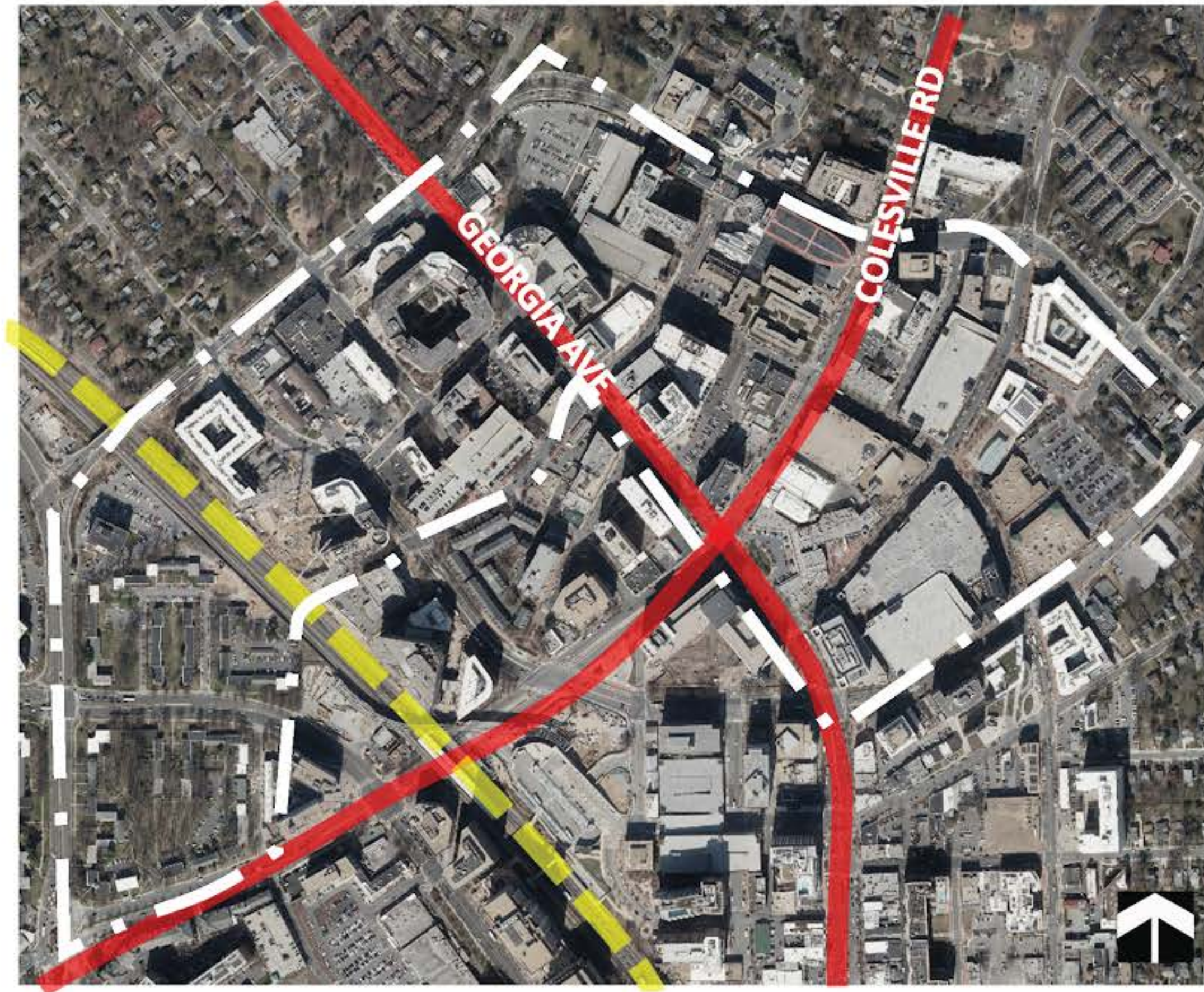


# North Silver Spring



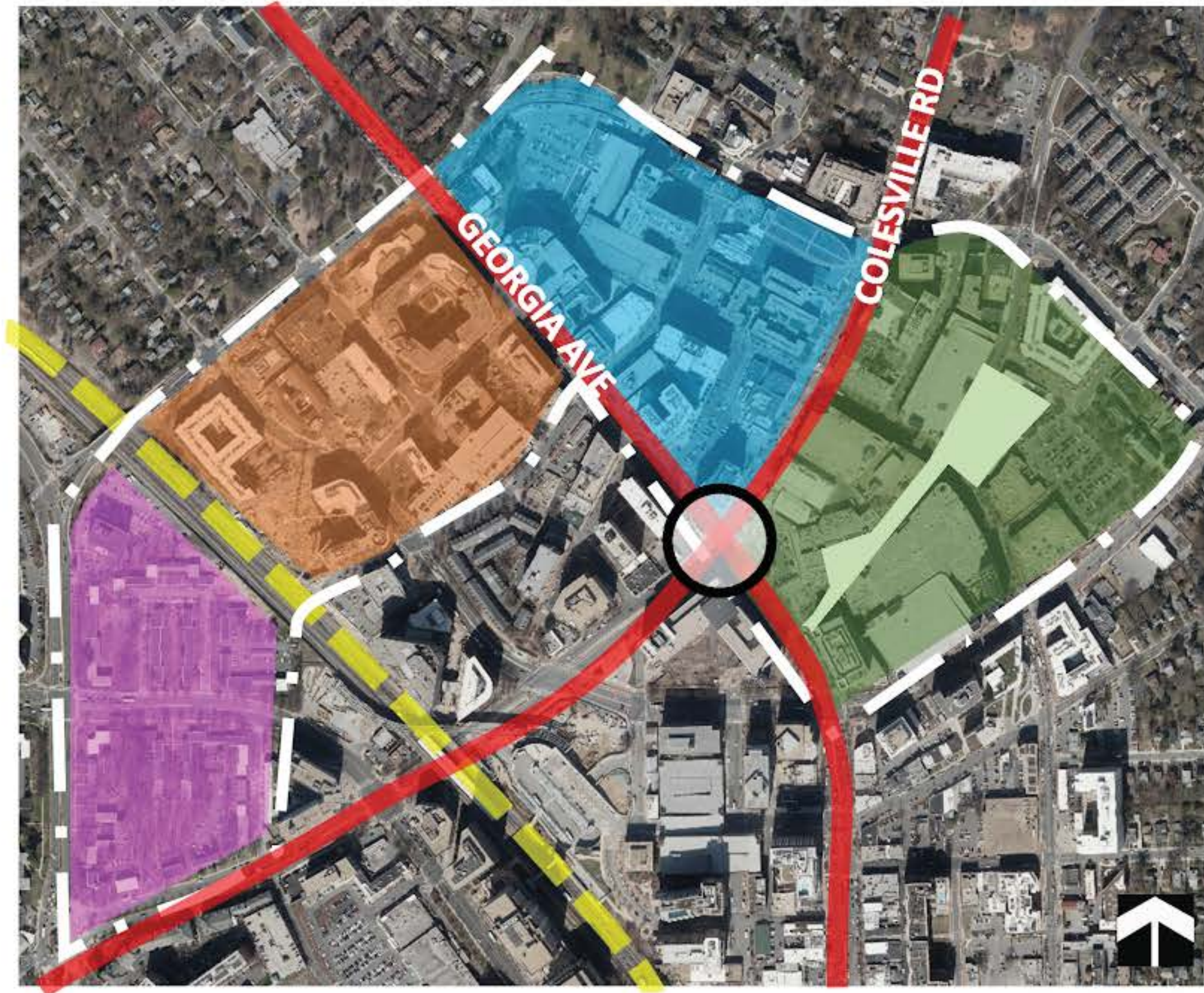


# North Silver Spring



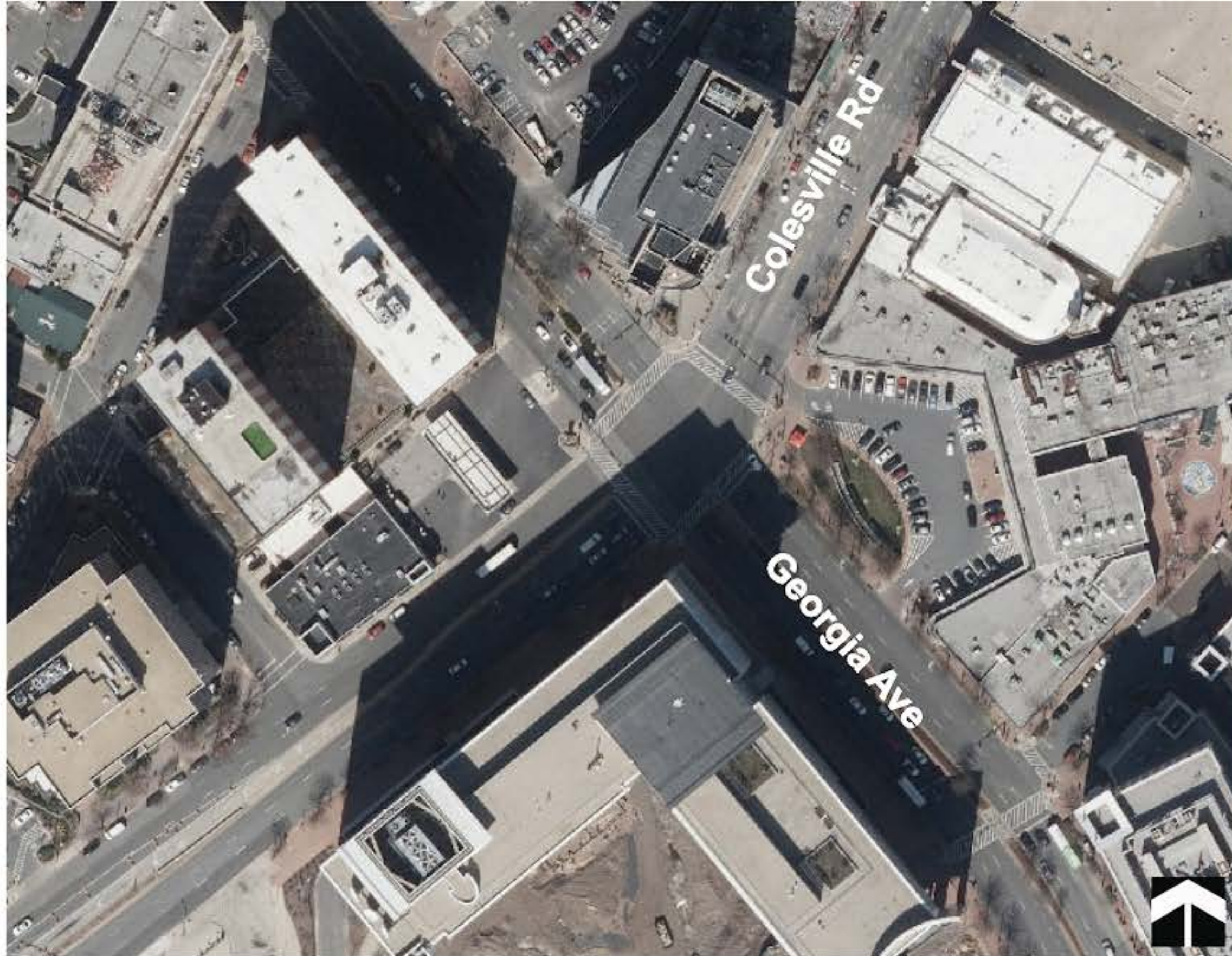


# North Silver Spring





# Colesville Rd and Georgia Ave





# Colesville Rd and Georgia Ave





# Colesville Rd and Georgia Ave

At the corner of Fenton and Bonifant, there is rounded greenspace there. It's possible to move the SS sign there.

Colesville and Georgia are not the center of SS. Ellsworth and Fenton are. More planter boxes are needed.

Civic center is the center of SS. "I'm not sure what the bluelines mean". And its not the place to "I want to have lunch".

SS doesn't have a lot of open space and the metro center is a good place for that as well as the parking lot.

Its intimidating for pedestrians. Can the roadway be narrowed here and widen the sidewalks.

If there are cars in the lot, anything between Georgia and the lot is just residual dead space

Having this be a hub for bikes would be GREAT. NO CARS should be parking here. Ever. It is a design that no longer fits this space

This is monumental waste, literally. We have made a monument of a bad part of car history, and we are wasting what could be really good public space.

Without edges/buffers it may feel like a wasteland between Georgia and a parking lot

and Civic Center are the heart/center of town, and the developer took it away and gave it to cars when the entire rest of the world took streets from cars and gave them to pedestrians. Our best public space was

It seems like the restaurants along Colesville could do better if somehow it was easier to see what was there as you go down the street. I would like to see places there thrive

I agree that this corner does not feel like the center. It is a place to get past, not a place to enjoy or linger. More green would help.

Colesville Road is very very dangerous. Could we change traffic patterns to be more simplified and less horrible? And safer?

Fenton and Ellsworth and/or Wayne is more of the center. The roads have a lot of traffic which adds to the safety problems. Can anything be done about it?

The left turn lanes on Colesville are really random

Yes to dedicated bus lanes! That would be great

Danger crossing Colesville. Lot of accidents at the intersection. The gas station site lost funding, they are having difficulty with WSSC, not likely to see a hotel there soon as the infrastructure costs are too great.

Along Colesville there are great restaurants but they struggle for visibility. It impacts the economic viability. "I have no idea what to do, but it adds to the hostile flavor of the area".

I wish that Colesville had dedicated bus lanes.... that would help a lot. Agree that the gas station is not appropriate here.

This area is car-centric.

I think the intersection can be improved, even if the shopping center can not be made car-free.

I think the sign "downtown Silver Spring" is pretty corny. Do we need a sign to remind people that this is the center?

This intersection does not feel like the center of anything, other than traffic. It is a pedestrian challenge. The new work planned might help a bit, but the other corners still don't feel welcoming

I've been standing on that corner and had people ask me "where is the town stuff?"- it's a little disconnected from the real activity hub of Ellsworth and the plaza

I liked the wall and fountain as an image (water and stone) and as a buffer to the entry to the Ellsworth plaza area- it separated you from Georgia

Its very hot parking spot, no one parks there correctly. I walk around it. Not the heart of SS, Ellsworth is. This may be why businesses fail here.

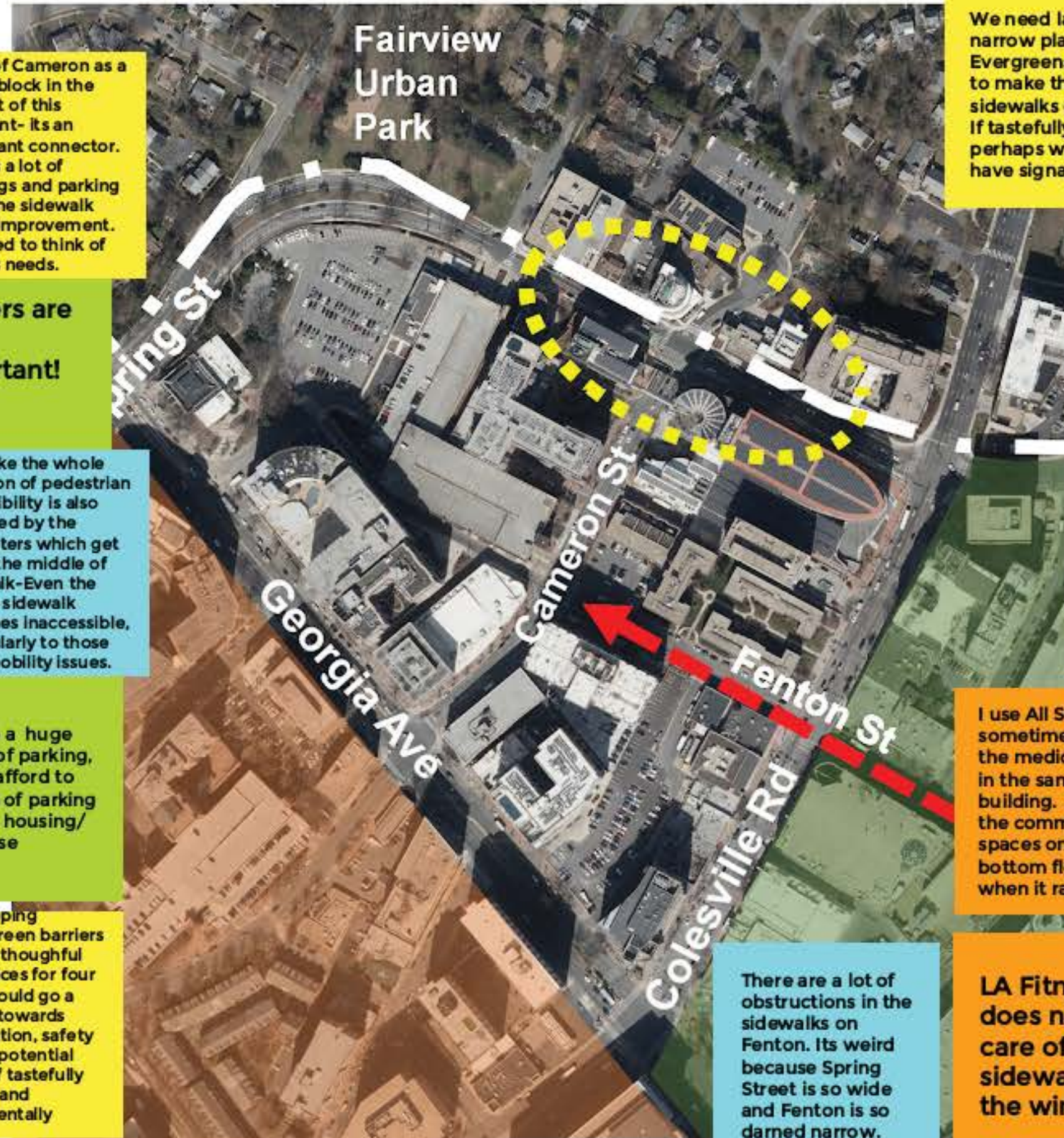
pattern really needs to be changed. The lights that tell you that some lanes go north and some south really are stressful for drivers, and actually distracting. They make it very dangerous for both driving and walking





# North Silver Spring: Between Colesville Rd and Georgia Ave

How do you feel about this area? What do you come here for?



this section seems to be increasingly consumed by United Therapeutics. Most other commercial sites have been consumed by UT.

sidewalks and the different utility spray paints are not attractive. Its a mishmash. People walk into poles. The banks are very welcomed as well as Walgreens. They are a convenience. A ground level

I use the Cameron Street parking lot from time to time. The parking lot needs to be remodeled. It seems to be broken up currently

Think of Cameron as a whole block in the context of this quadrant- its an important connector. There's a lot of buildings and parking lots - the sidewalk needs improvement. We need to think of renters needs.

**Renters are very important!**

I feel like the whole question of pedestrian accessibility is also informed by the e-scooters which get left in the middle of sidewalk-Even the widest sidewalk becomes inaccessible, particularly to those with mobility issues.

I used to go to the gm and have drs. in the building over All Set

**huge agree. Renters need a big voice here**

Fairview Urban Park is lovely looking, but I always wonder if it needs a redesign... to be available for more than just a playground space. It feels a bit lonely there.

Plus one to that parking in the Cameron garage.... I also like All Set.

Renters are a huge part of our community, and really really important to hear from you

**The Guardian Building and its sidewalk are a mess.**

we have a huge surplus of parking, we can afford to lose lots of parking and add housing/ mixed use

street scaping -adding green barriers that have thoughtful plant choices for four seasons could go a long way towards beautification, safety and even potential signage, if tastefully designed and environmentally friendly.

**Renters need a voice.**

**I love the wide open space at Fairview, that allows for unstructured play.**

It is really hard to walk along the sidewalks in Fenton in this section. They get very narrow and it is impossible for anyone with a wheelchair use this area. You can't even walk two abreast here, which is crazy.

We need large but narrow planters. Evergreens needed to make the sidewalks greener. If tastefully done perhaps we could have signage.

**United Therapeutics has enlivened Spring Street at Cameron**

the bike lanes here have been **WONDERFUL** but often big trucks park in them during the day.

I park at the Cameron garage to go to restaurants on Colesville, nothing else in this area.

I use All Set and sometimes some of the medical offices in the same building. Some of the commercial spaces on the bottom floor flood when it rains.

The Lemon Tree is a great place. Do we know what's happening with the Double Tree property?

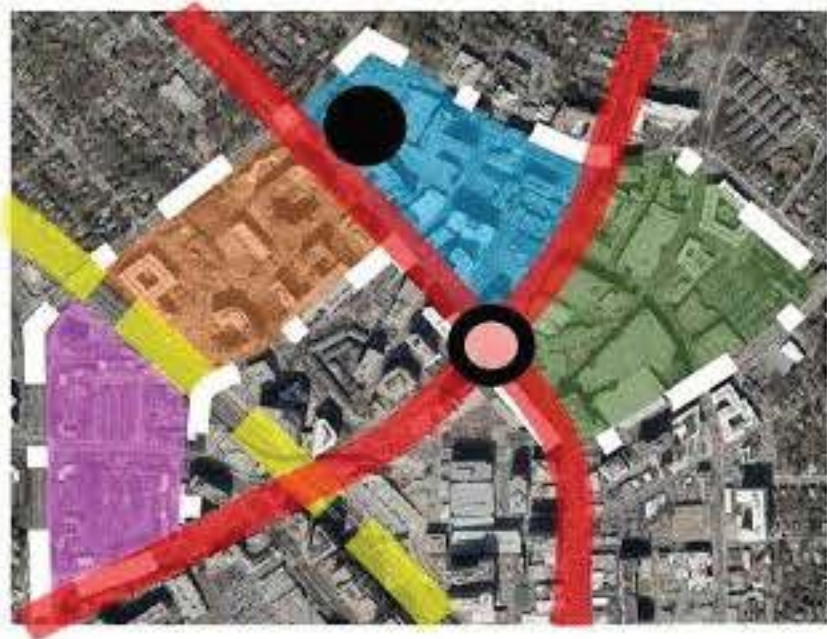
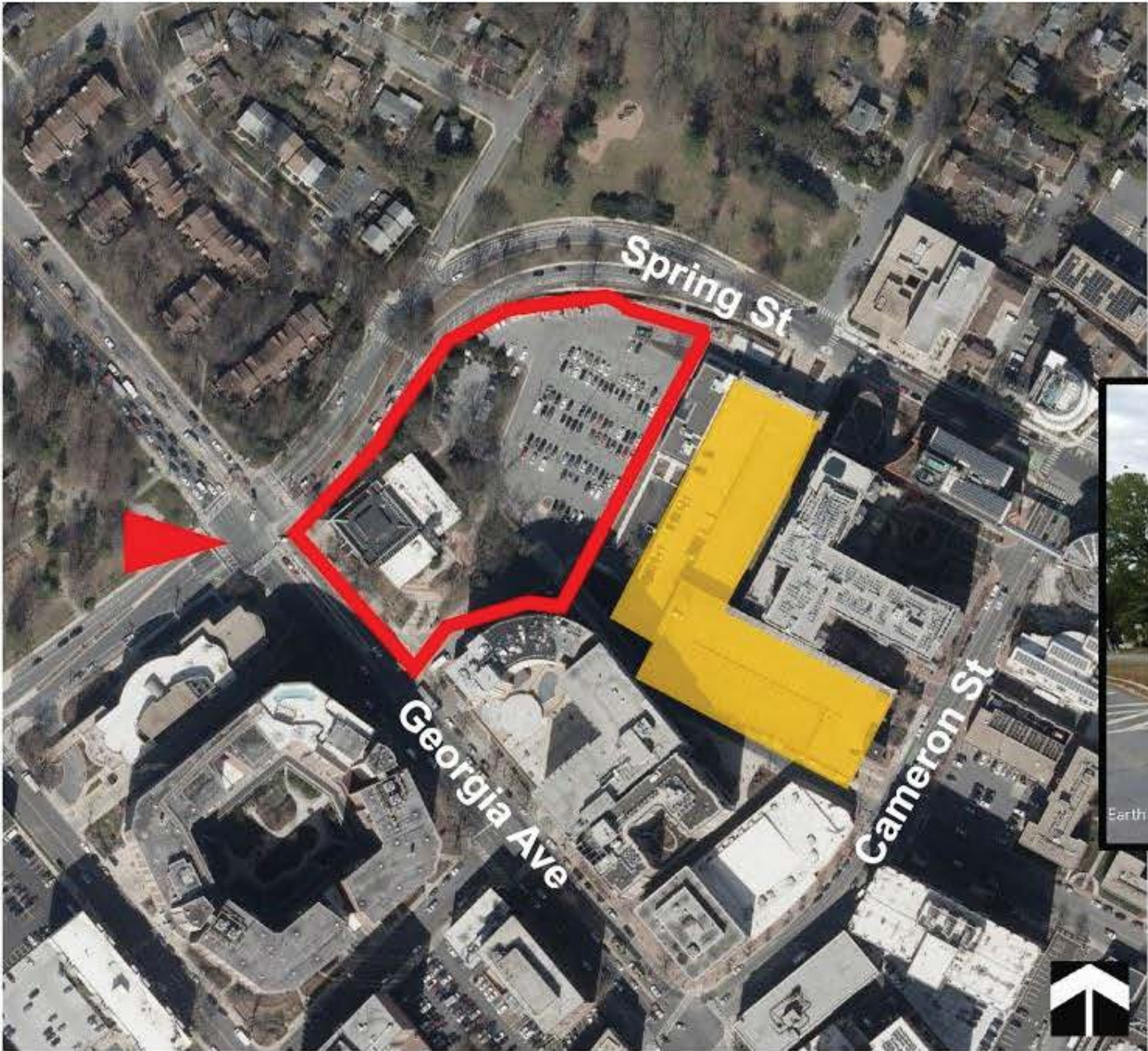
There are a lot of obstructions in the sidewalks on Fenton. Its weird because Spring Street is so wide and Fenton is so darned narrow.



**LA Fitness does not take care of its sidewalks in the winter.**

**I park here to go to the AFI.**



# Spring St and Georgia Ave



-  Proposed/Under Construction
-  Opportunity Site



# Spring St and Georgia Ave

I know that buses have a hard time with the Spring and 2nd intersection

The crosswalk on Spring Street is not well defined and it can be dangerous.

Could the parking building become a school, or some kind of annex of Montgomery College?

The parking garage is ugly and only partially filled. It would be great if part of it could be repurposed. It would be great to have retail. Anything but what it now.

Due to the open expanse of park across Spring and the width of Spring Street itself, with the tree median, I think you need something built out to the edge- like the Fenwick Apartments- to make an edge, for density and a sense of street

yes, important to point out parking utilization was very low even before the pandemic

Don't forget about the businesses that rely on the Cameron Street parking lot. It's the Fillmore's primary parking lot. It serves a benefit to the businesses. Its important.

If cars have slow down that is a good good thing. This should not be a high speed area.

Ampitheater is a great idea for that building.

the parking garage may serve a purpose but it needs to be redesigned.

As a bike commuter I find the bike lanes ridiculous- every intersection is differently configured

those "choking points" are my valued bike travel lanes. Its working GREAT for bikers

Spring Streets have created choke points for buses and deliveries. The concept of the bike plan is a problem for the businesses. It affects the leasing because of the delivery issues it causes. A serious problem. We need the

and Spring is real. these intersections are also dangerous for pedestrians. In part the parking spots are too close to the intersections which cut off the sight lines. Also, the very large vehicles used by the Easter Seals building

What about putting in an outdoor ampitheater in place of one side of the L of the parking garage?





# North Silver Spring: Between Georgia Ave and Metrorail

How do you feel about this area? What do you come here for?

There are many opportunity spots for missing middle housing. Has the PB staff considered these?

Once the Purple Line starts running, that hopefully will reduce the need for parking in this area.

My only complaint here is that the escalator to the Metro is sometimes off and that is an accessibility issue. Also, signage is needed so that people from out of town know how to get to the station from the area near Silver Branch.

There are numerous SFH barely being used- can they be developed as housing?

this section is a real mish-mash of smaller single family homes and large apartment and condo buildings.

Love how pedestrian friendly this neighborhood is. Sidewalks are wide, and not obstructed, and really safe and protected from traffic. great Metro access.

"I like what's happening there like the senior housing and the Elizabeth House"

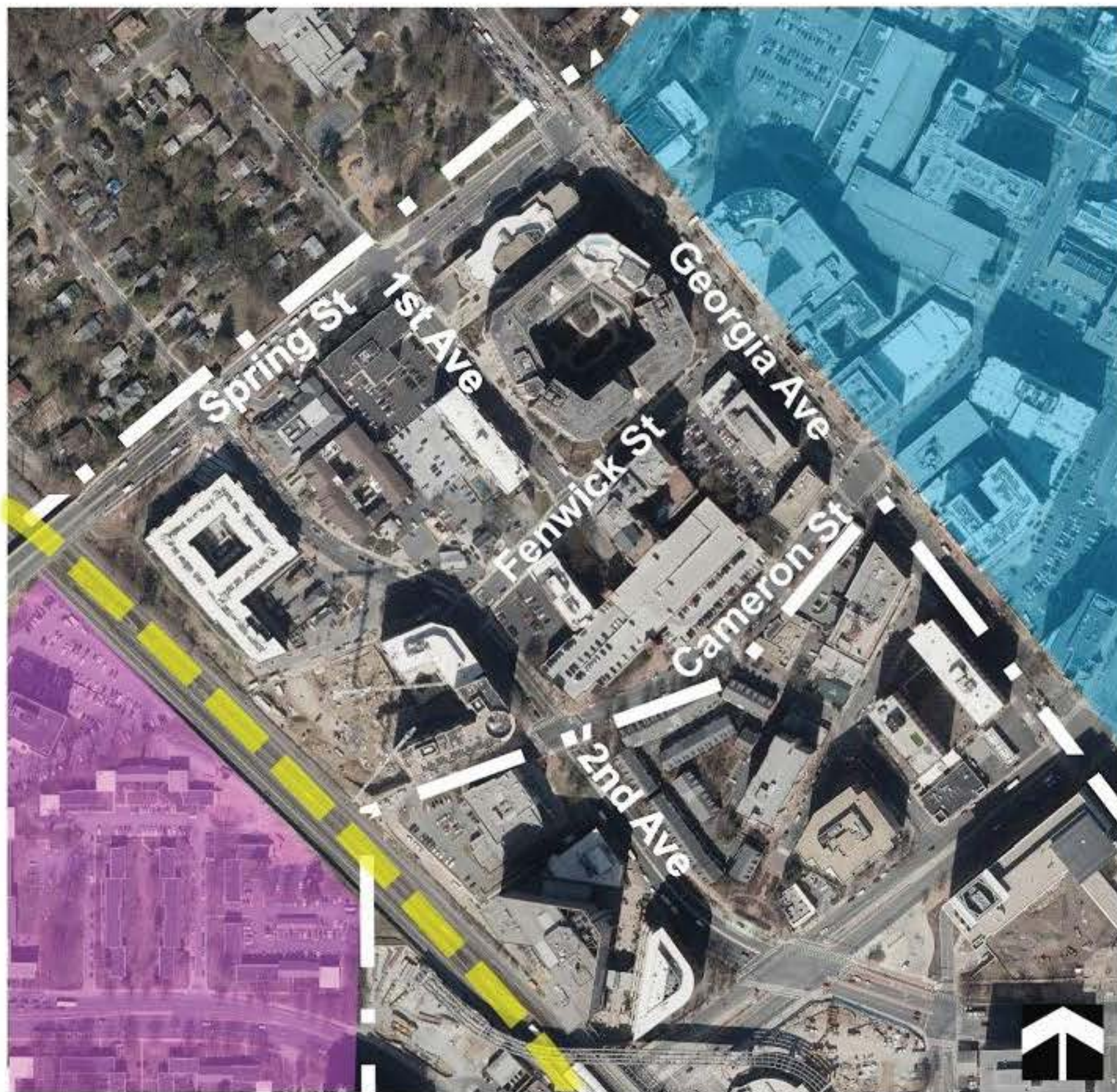
Its a mecca of non-profits here. Its quiet there. The rec center will transform this area.

"I have a lot of affection for this area, I frequent it". The best thing that happened in the area was Silver Place. Its got a lot of life now. The townhouses are pleasant. I love the diner. I love Elizabeth House. Its a thriving area.

The sparseness of this area reinforces that there are many existing sites for housing before expanding into the abutting residential neighborhoods

Can the HOC building go into an existing office space and use that site for housing instead?

super excited about the coming changes here



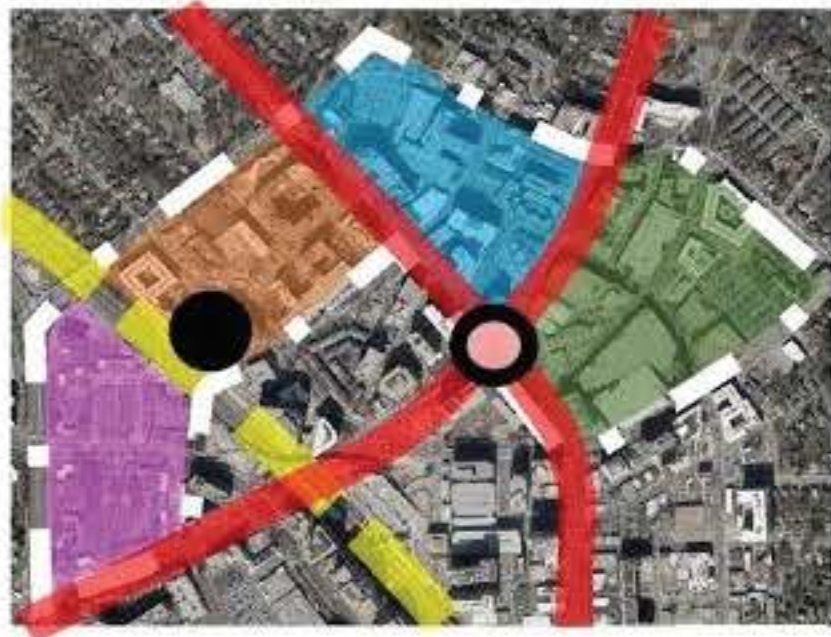
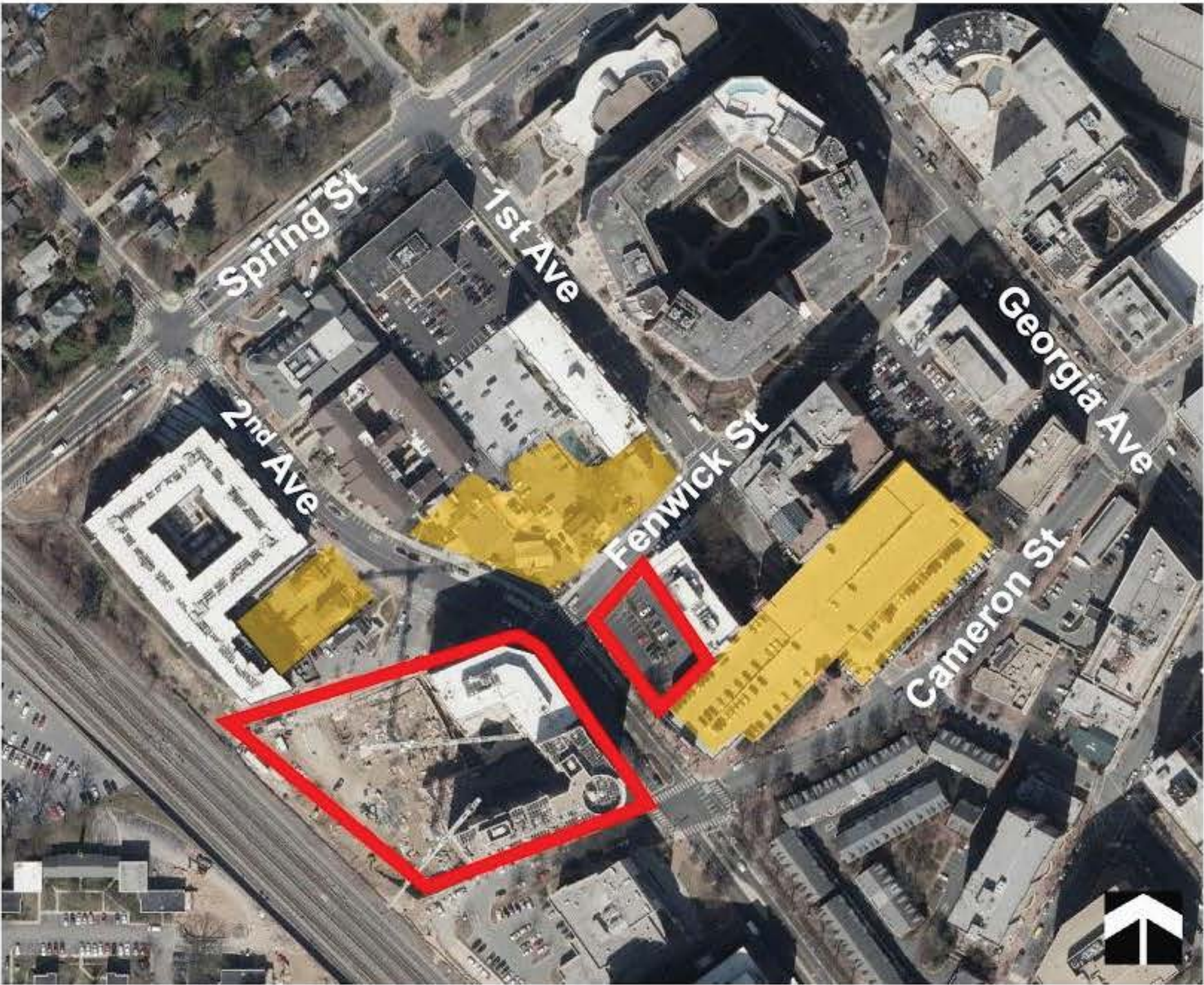
Its a great pedestrian, public transit commuter area. I like Fenwick Beer and Wine and Silver Branch



I like the open space at Silver Branch. There needs to be more crosswalks from Georgia Ave.

It would be good if getting to the Metro from here made more sense



# 2nd Ave and Fenwick/Cameron



-  Proposed/Under Construction
-  Opportunity Site



# 2<sup>nd</sup> Ave and Fenwick/Cameron

yay for more housing! this is the exact place where there should be lots of housing

very excited about this project albeit a little concerned with the height precedent

this is another part of SS where the variation in sidewalks really impacts the accessibility. The staircase/ramp from Fidler down to 2nd is falling apart.

Elizabeth Square brings a mix of housing, affordable housing, mixed uses like a rec center, etc. It took a long time but its a great model for the county. Lots of opportunity for events there. Mixed ages. It will be special.

There are so many opportunity spots for higher density housing in this area.

This is the perfect place for a tall building

Can create a lot of outdoor uses in this area. May turn into an 2nd center for silver spring

I think building lots of housing near transit is good for the environment. And taller is better for that reason. That means less people driving, potentially

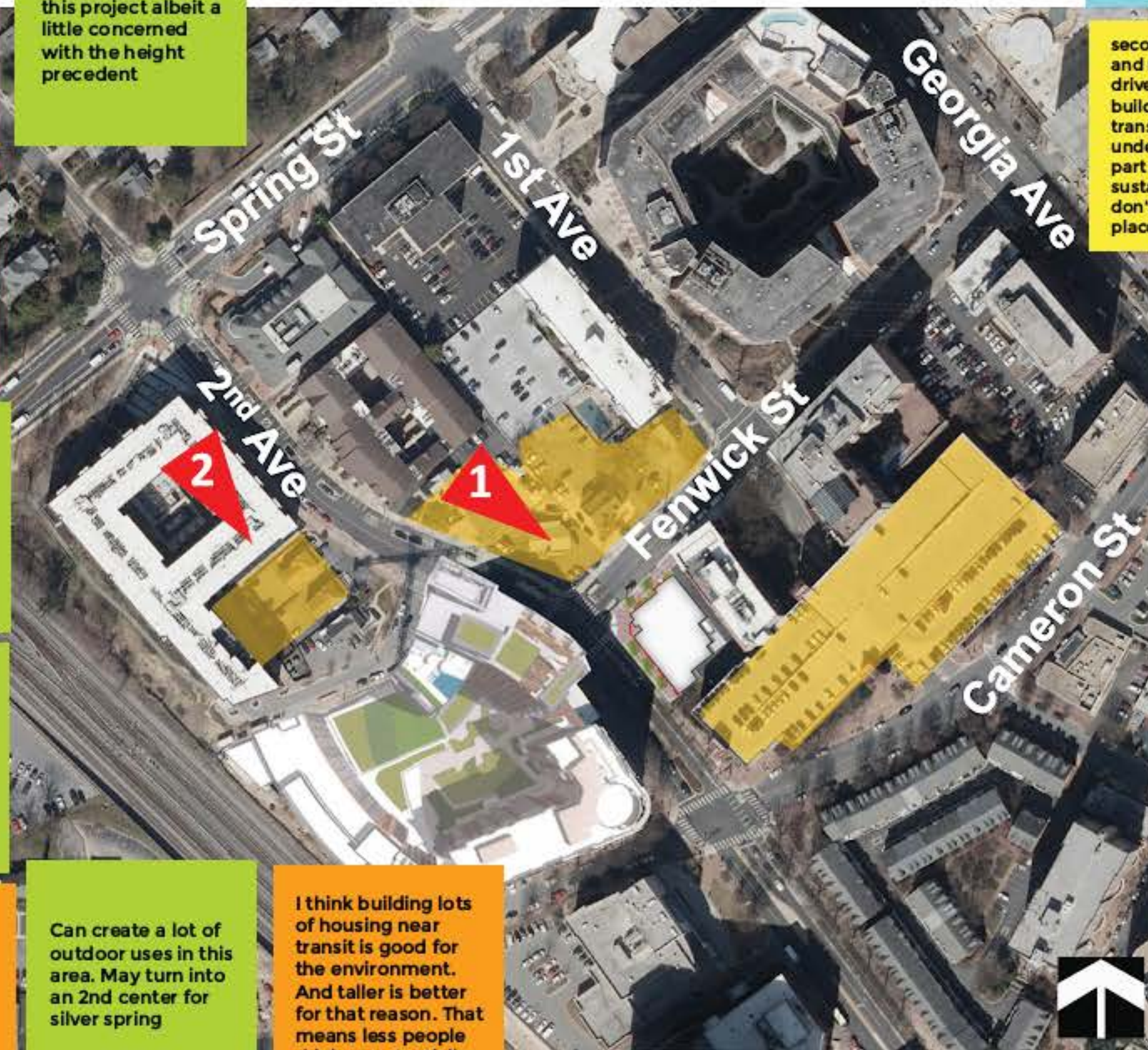
I have concerns about building such tall buildings.

seconded. Land use and reducing car driven sprawl by building tall near transit is a hugely underappreciated part of environmental sustainability. If we don't build here, what place is better?

As we think about housing (which I am in favor of), we need to think about it as housing for families with children as well as others. This will impact the schools and that needs to be considered.

There are lots of opportunity sites and "taller is better" is not a mantra I would endorse

I like the themes of recreation. There's a space across from Georgia with the posters that has been empty for a while- I'm not sure what can happen there but maybe something with arts and rec.



HOC HQ



ELIZ. SQ.



2



# What else do you want to talk about?

Building tall by transit is good. But if we can't build tall here, where can we? I encourage tall buildings here.

I want to make a plea for the skateboarding in DTSS. We need more spaces for teenagers. Being a teenager who wants to be in DTSS should not make you suspicious.

Can you talk about the Fillmore? I think that the business is really really good for Silver Spring. But they need more space on the sidewalk for customers lining up to go in.

Please think of how teens can use spaces. They need space to develop, to be in the community. We cannot regulate them to the edges

any thing. I do not believe that they have the communities best interest at heart, and I have serious concerns now about private ownership/oversight over public open spaces. Too capricious. They only care about their

**Bike storage is a problem.**

