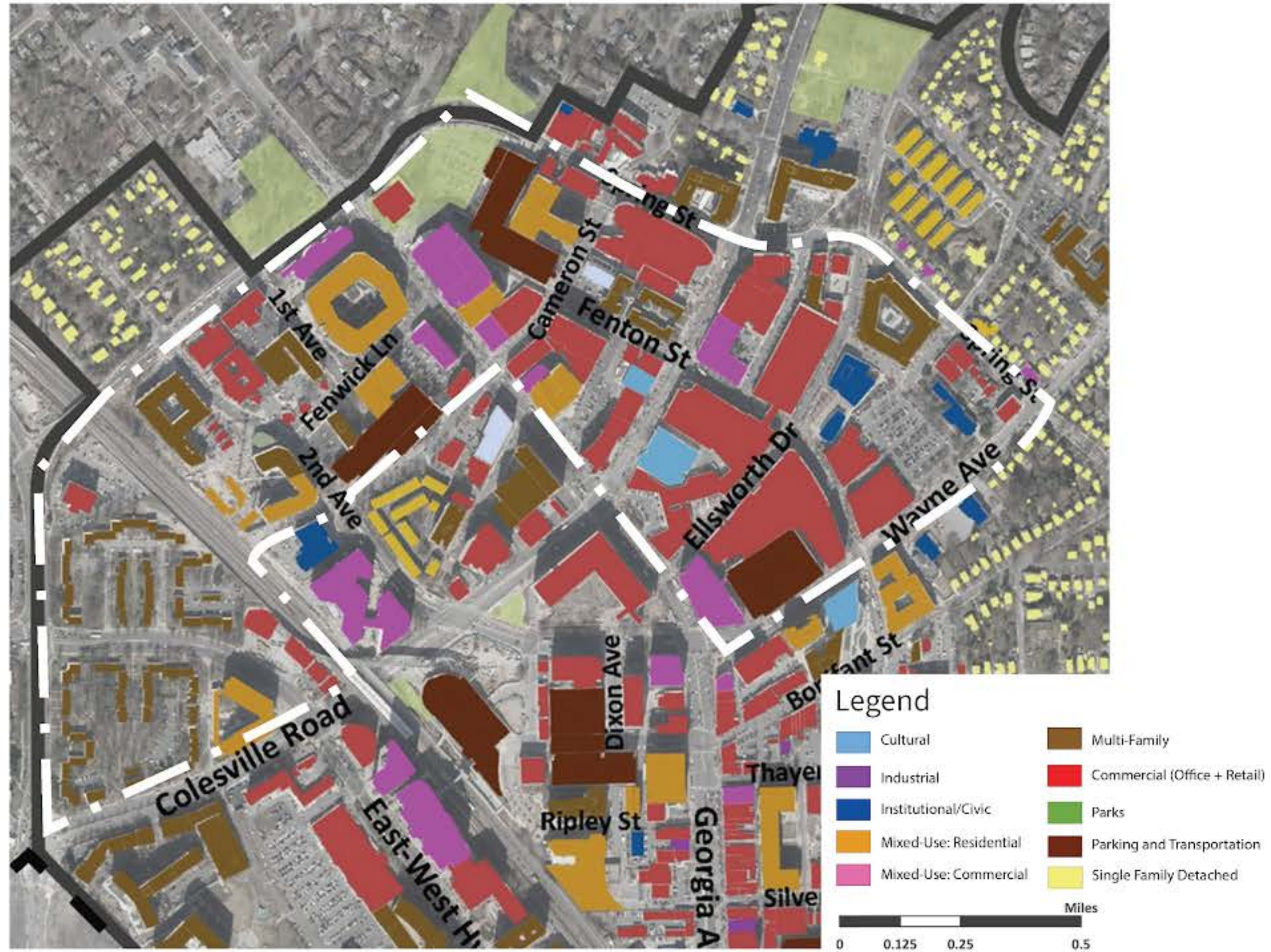


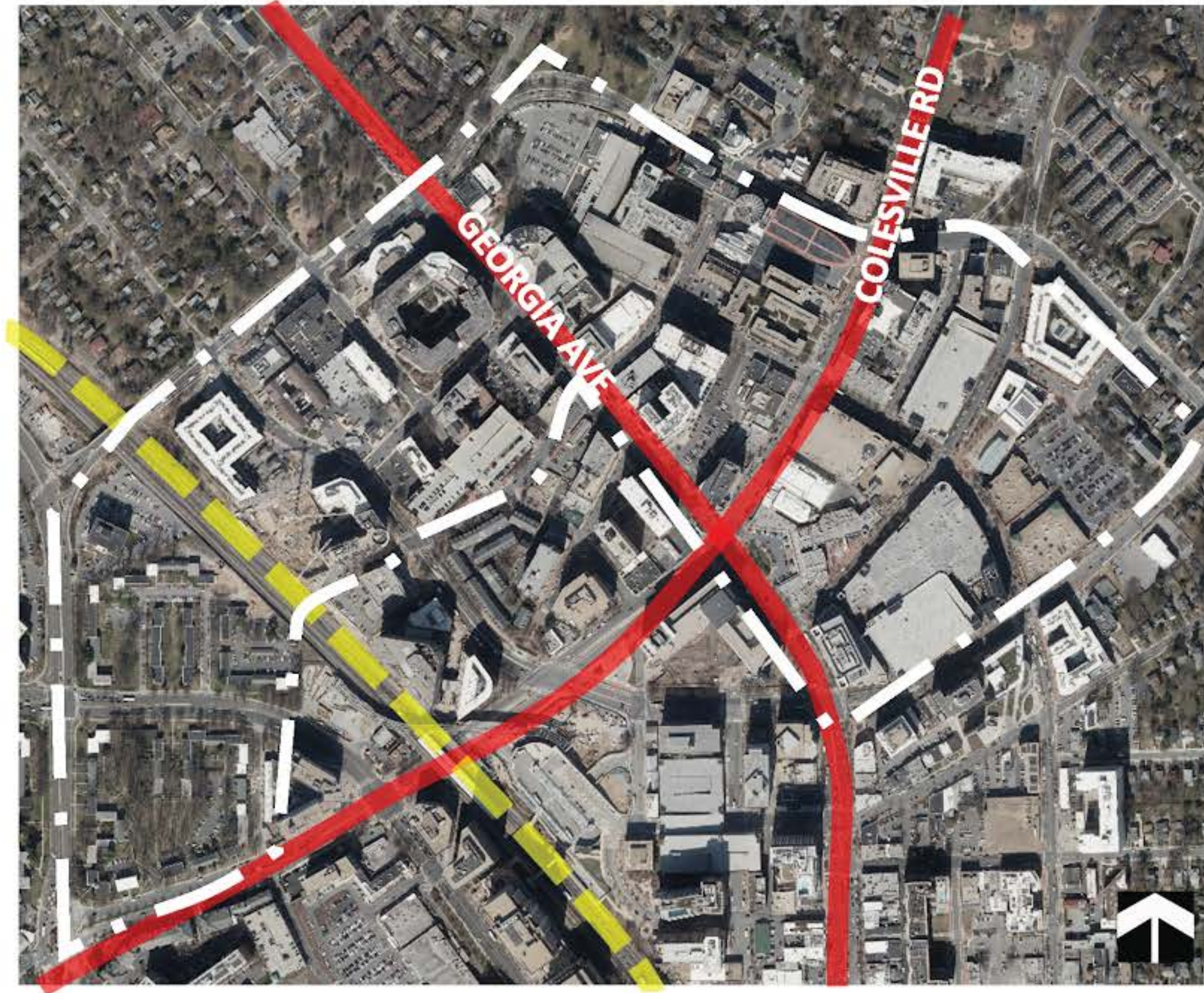
North Silver Spring Visioning will focus on....



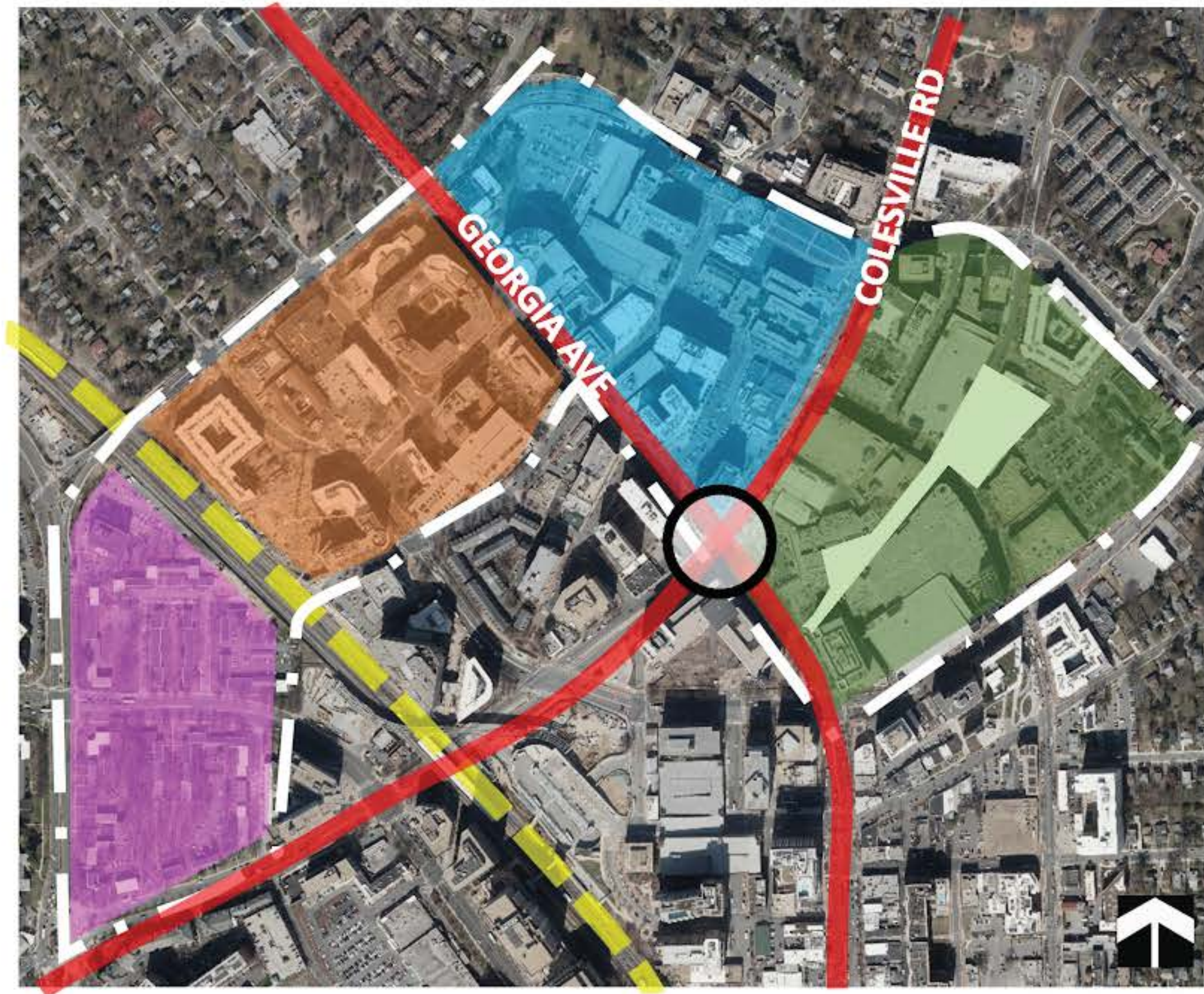
North Silver Spring



North Silver Spring



North Silver Spring



Colesville Rd and Georgia Ave

discover and building at north corner doesn't have much interaction with the public sphere. Gas station also not inviting. Historic nature of parking lot makes it hard for this physical center to be the activity center of Silver Spring

I agree: as someone who walks everywhere, my partner and I frequently cut through the parking lot to reach Ellsworth Place and restaurants

Need to create vitality for next 30 years. With incentives we should get 30 stories and 300' height buildings.

intersection goes beyond just the four corners. Not as activated on Discovery Building. Lee Building has gone through transition. It could come back in the future. A hotel at the gas station site would better activate this.

The sidewalk that runs beside the gas station away from the intersection is very narrow. I would love to see it widened to feel safer and more pedestrian friendly.

Problematic intersection. The large boulevards should have dedicated BRT. Nobody wants to cross at this intersection. We could do better to make it more walkable.

Doesn't feel like the Center. Ellsworth and Center feels like a place that is a center. This feels like a place where pedestrians worry about getting hit.

Hate this intersection!!

Colesville and Georgia are the mechanical heart of Silver Spring. The human heart is the intersection outside the library with Whole Foods on the corner.

Needs a shot in the arm.

I agree the Panera parking lot. It's a great location to serve as a pedestrian welcome area/gateway to the major retail center of DTSS

Silver spring has had metro for decades, purple line is coming in next few years. We hope BRT will show up soon (with dedicated lanes).

People are like the famous chicken. They will cross the road. We just need a reason to cross. We should build something on the gas station site, combine it with adjacent retail and get a larger sidewalk

Would like to see a center that is logical: Metro Center is the logical center, first thing people see when they get off the metro. Need to give them reason to go to other centers

Walking downtown from Woodside-- It's hard to find a place to sit down unless you are a customer somewhere. It's harder if you're older (or maybe have a physical limitation)

Panera converted into a more pedestrian friendly space! I often cross along the sidewalk near Panera from the intersection to go through the tunnel to the plaza behind, but often have to navigate around cars moving

I agree with comment that the center of Silver Spring feels like Fenton and Ellsworth to me

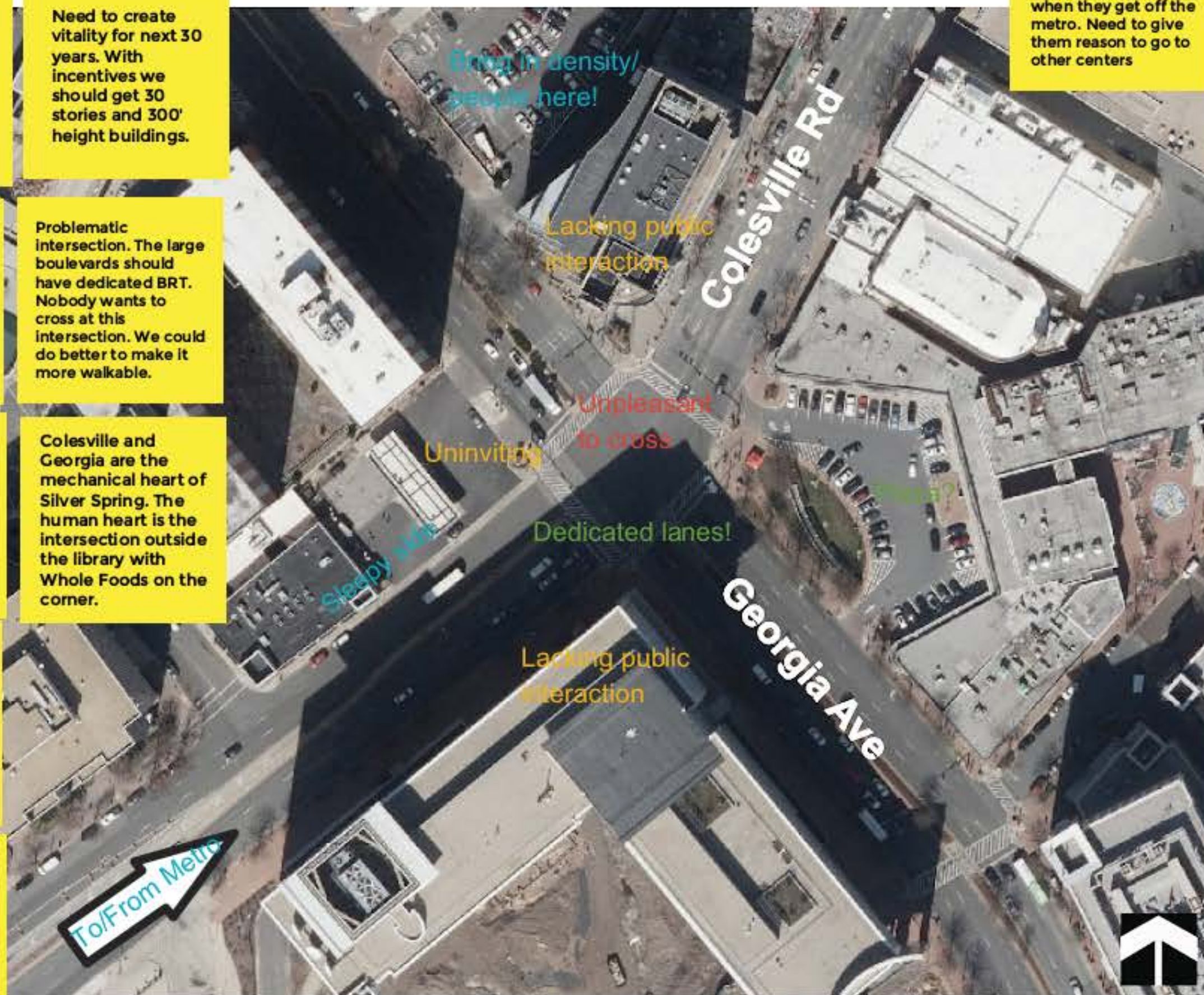
a pedestrian plaza. Should be plaza on this end to mirror the plaza on the other end. Cars cut through the parking lot. Gas station should be developed to full potential mixed use. Discovery building should be activated,

I avoid walking on the major arterials. Hot, lack of trees, traffic. I snake my way through side streets. I wish there were sidewalk enlargements and trees and it would be more pleasant to walk

structures such as Discovery and Lee right at the intersection, but there also are the nearby limited-interaction areas such as the Verizon utility building on Georgia and the parking lot behind the Lee

there can't be multiple centers. Right now civic center is nice and one of the centers. Metro is a center, (doesn't serve that purpose well). There are several other possible centers. Job is to make sure they are

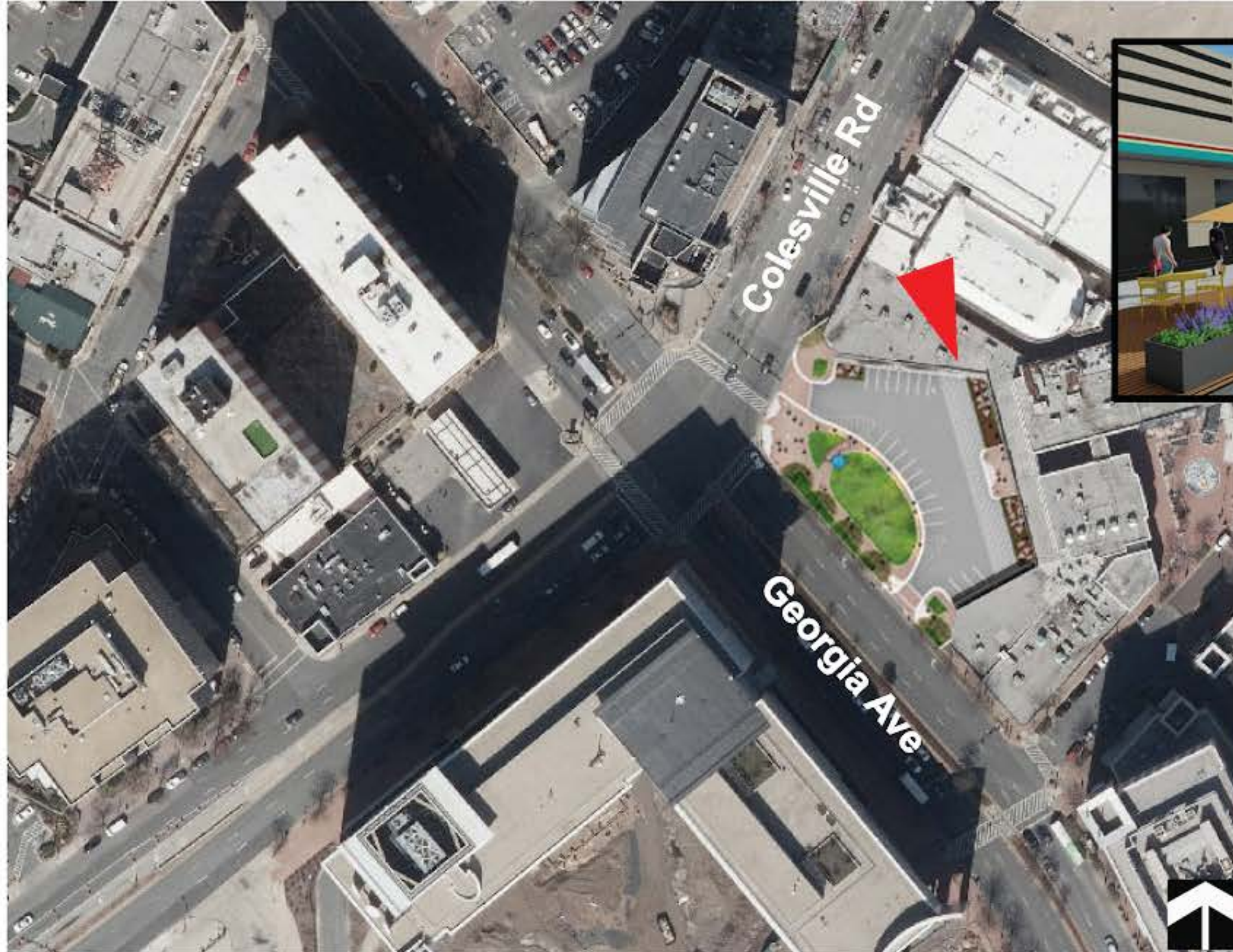
Walked by the "Panerra Parking Lot" today and it is much improved. Really is much more inviting.



Colesville Rd and Georgia Ave

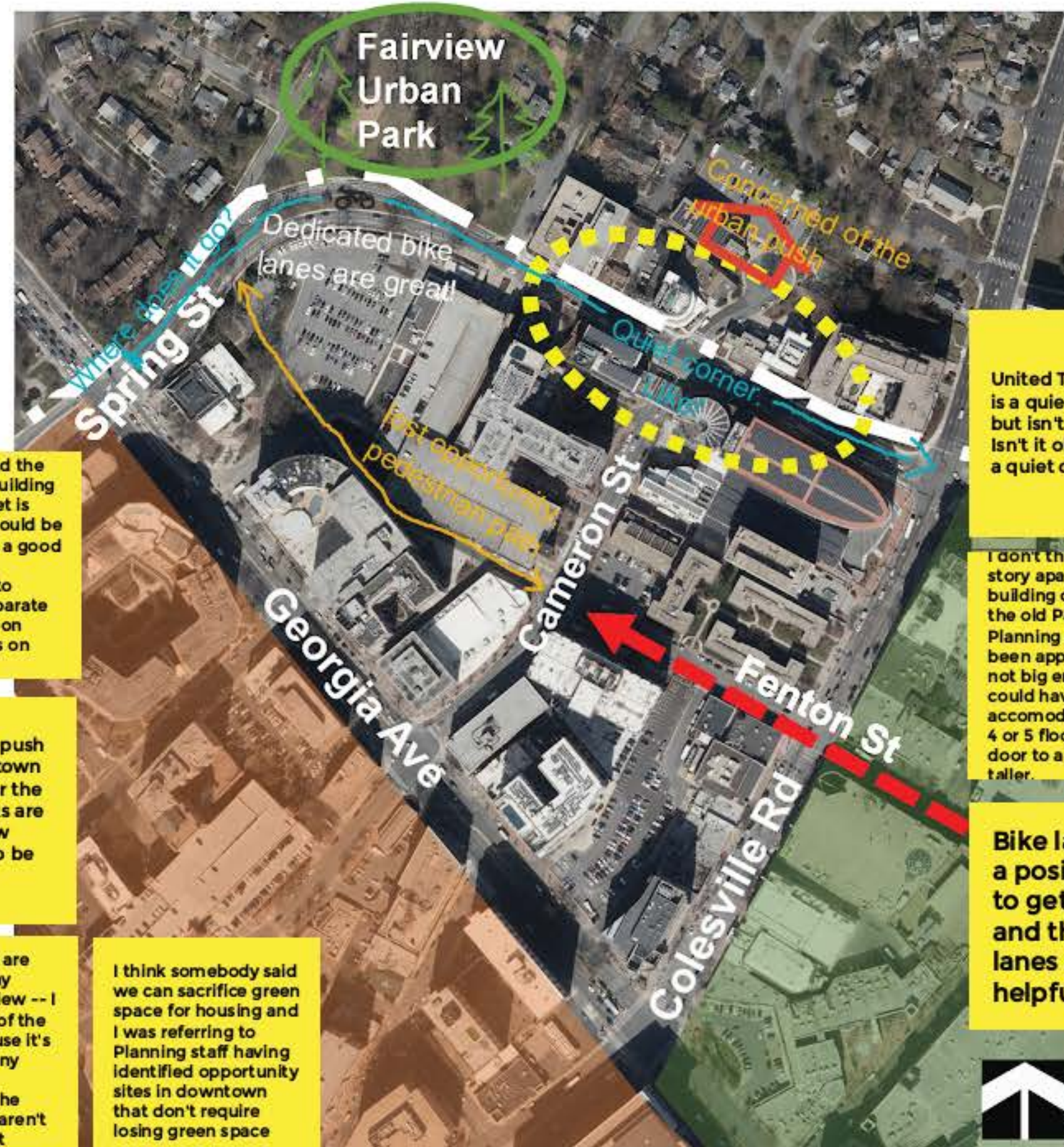


Colesville Rd and Georgia Ave

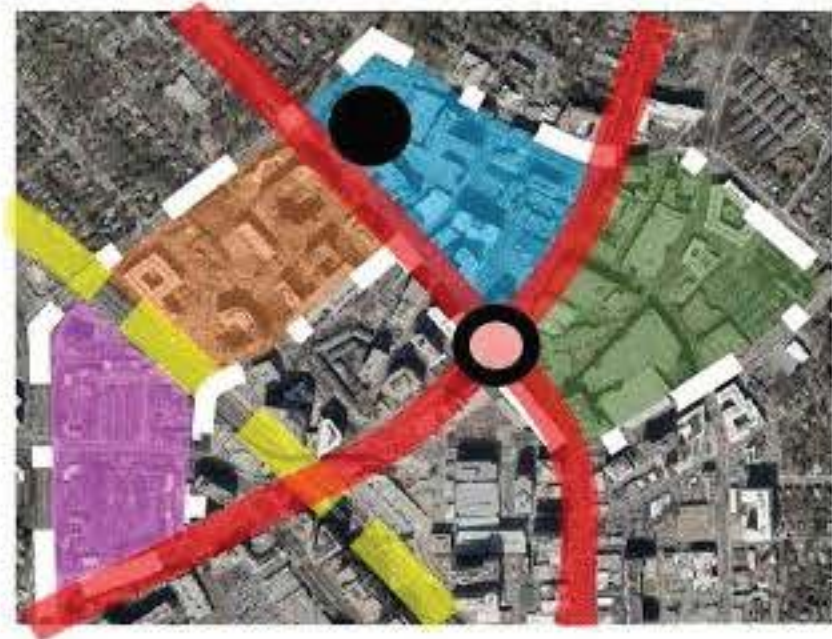
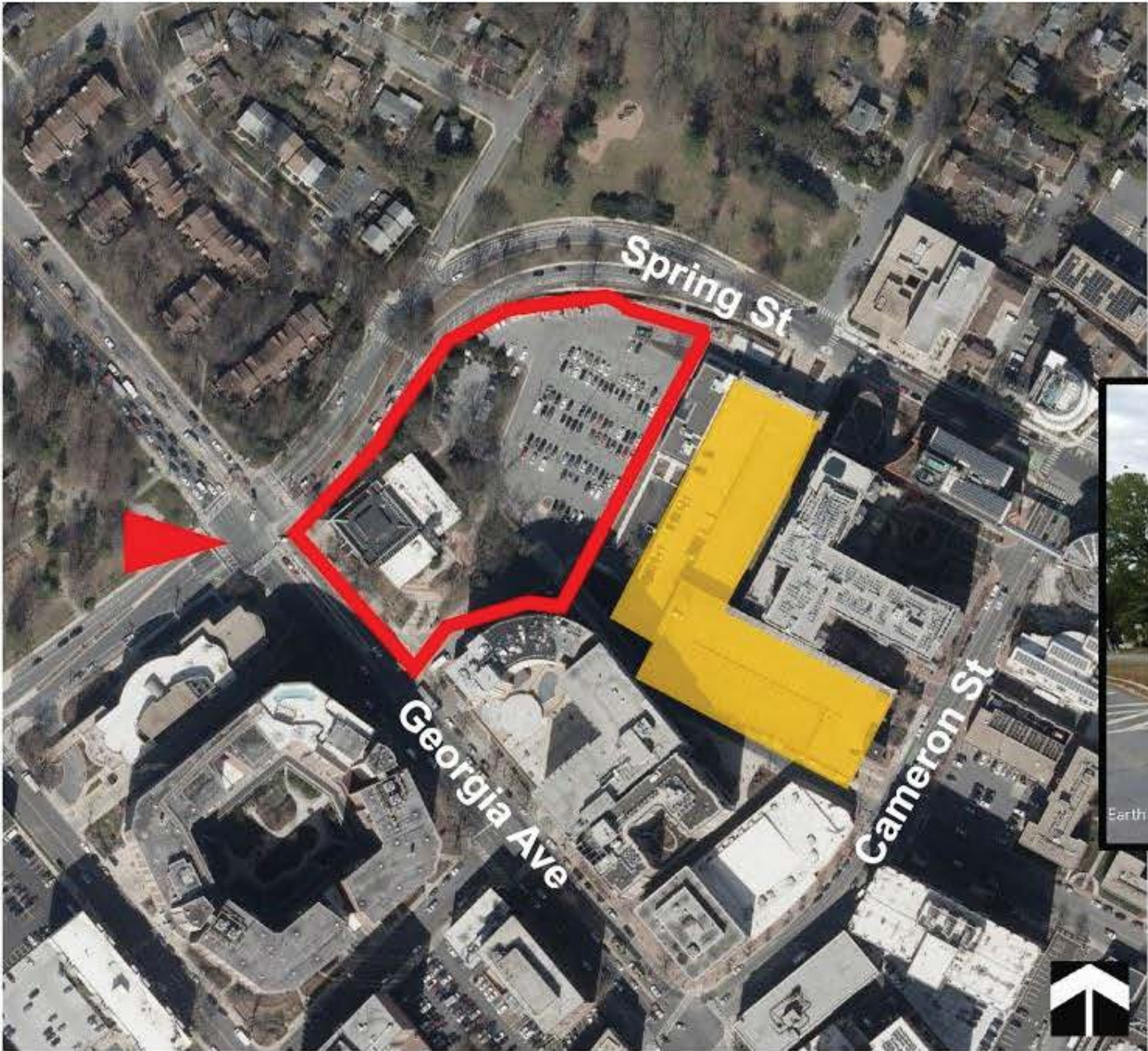




How do you feel about this area? What do you come here for?

We have plenty of opportunity spots for housing in downtown Silver Spring, without sacrificing green space.



Spring St and Georgia Ave



-  Proposed/Under Construction
-  Opportunity Site

Spring St and Georgia Ave

Housing!!

Workforce housing, owned not rented

Affordable housing!

Owner of building is eccentric, not going to be enthusiastic about tearing down building and it will make a big change in Silver Spring and is already thought out. Will need to provide a lot more zoning capacity.

Garage here still serves its purpose of providing parking to the surrounding buildings.

Having 1 for 1 parking replacement requirement for a place like this is a ridiculously bad policy. Non profit housing won't pencil if we require all this infrastructure replacement.

by 2050, we may not need a garage, but the challenge is getting to 2050. Some people will ride bikes, but many will still come by car. Need places to put those cars.

What would replace the parking capacity there? Without multimodal transportation there is still a need for parking.

Could be other things that relate to an arts district, smaller galleries or chamber music.

Please ensure the planning department is considering those who are not traveling by bike, who do need vehicle, who are coming from a distance.

The plan guides the future we want: If the future we want is people having more good options to get around without using the automobile, then that will make a difference in how people behave.

Not everyone can walk or bike to downtown. Many need to drive to work, or drive to grocery store.

Would the Planning Department be willing to think the unthinkable: why do we need to replace 1 for 1 the old parking spaces? Department could make the case to the Board and to the Council to change that formula.

Having the opportunity to work AND own in SS is something I save for shooting stars. Oh but I BELIEVE.

Many disabled folks cannot drive and can only get around via walking, rolling, or biking. Their needs are not being met.

residentially and commercially, there is going to be a need for parking. It is far better to have good municipal parking than to have a host of private parking garages, overflow street parking, etc. Again, I don't think

live by lunch alone, can't live by people walking through alone. Need people coming to the bigger businesses, coming for the night life. Some of those people will come by cars. Cars are still a part of what we need to support the business

Great to use this as housing, with an active ground floors (restaurants, etc)

We've built most of our built environment around cars for the past several decades. We don't even have a full bike lane network. I don't think the problem is that we're not thinking about people with cars.

Private developers will make market based decision about the parking that is needed for a particular project, rather than the county government trying to guess what is needed.

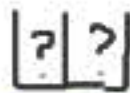
Silver Spring will need to be a destination location, and eventually we can ween our way off of parking. 2050 is a long way off, and do need to think about how we accommodate cars until then.

What type of counting/analysis is being done on use of bike lanes, which ones and if they are in fact being used regularly and at a capacity that was envisioned?

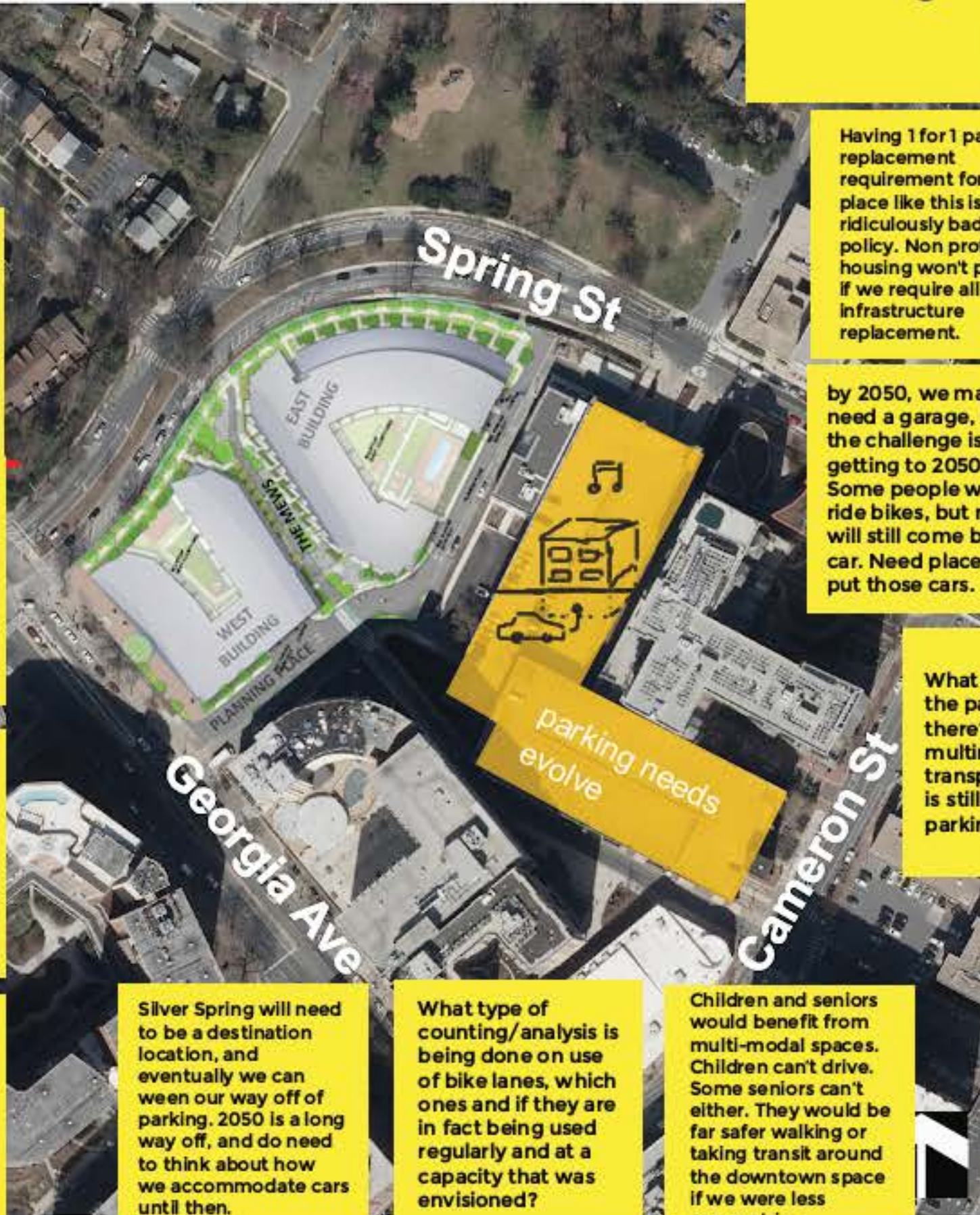
Children and seniors would benefit from multi-modal spaces. Children can't drive. Some seniors can't either. They would be far safer walking or taking transit around the downtown space if we were less car-centric.

parking needs evolve

Parking equation?



- Market base

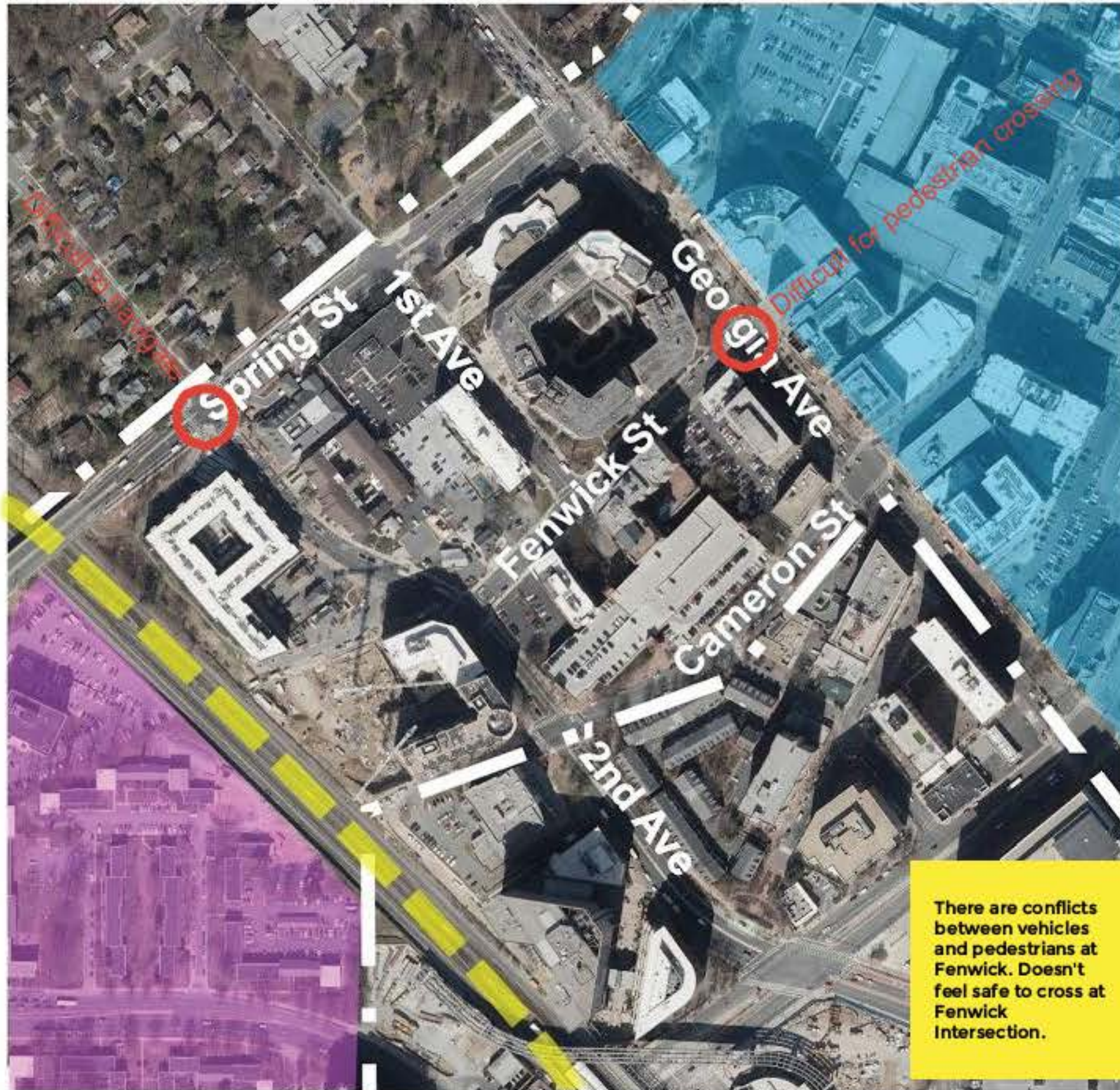


North Silver Spring: Between Georgia Ave and Metrorail

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

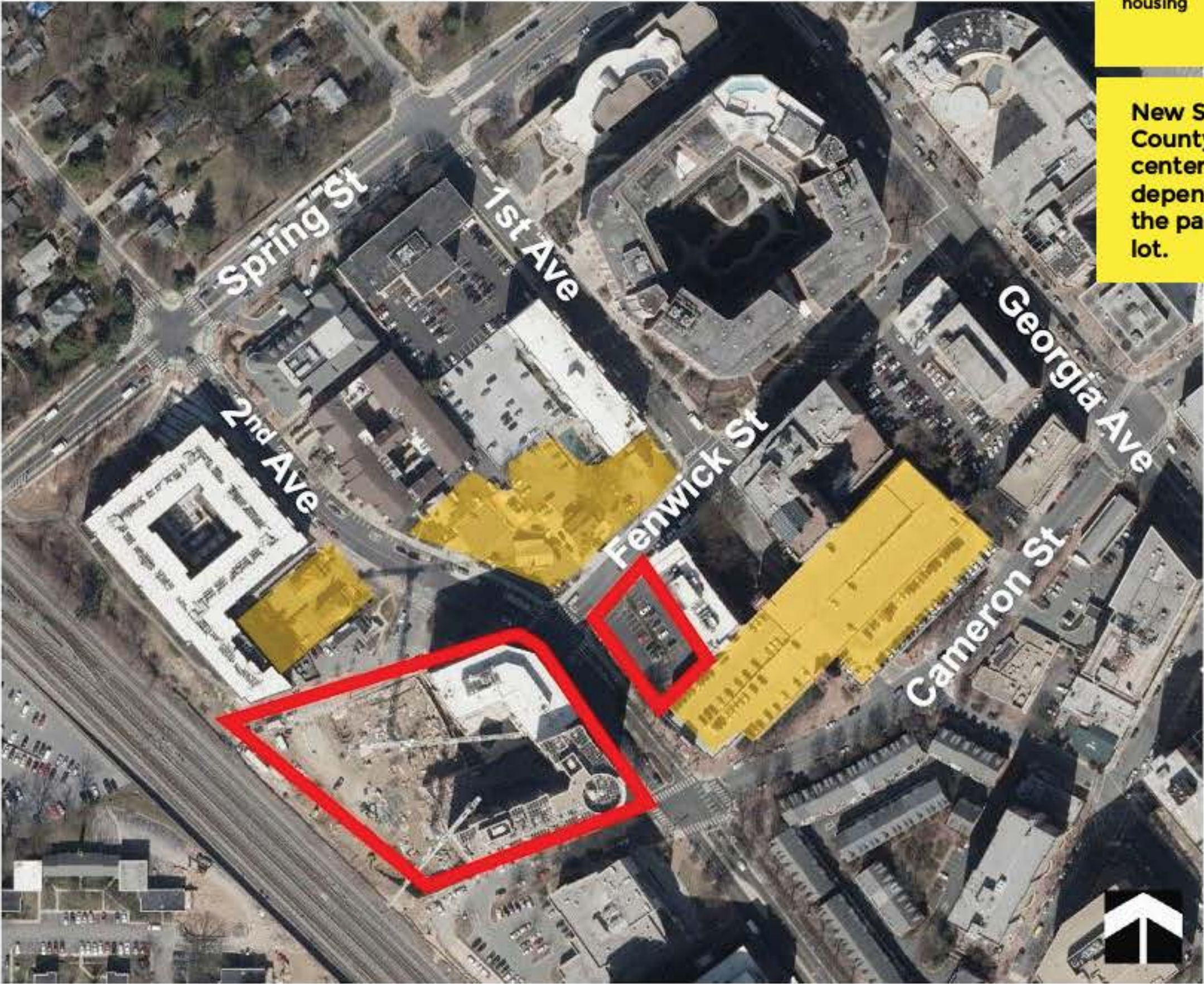
Look like in downtown areas that do not have significant municipal parking garages? Isn't it always a problem? Expensive private garages, nobody being able to find street parking, street parking being a problem for pedestrians, bicyclists

Intersection of Spring and 2nd avenue is difficult because of how curbs and bike lanes have been set up.



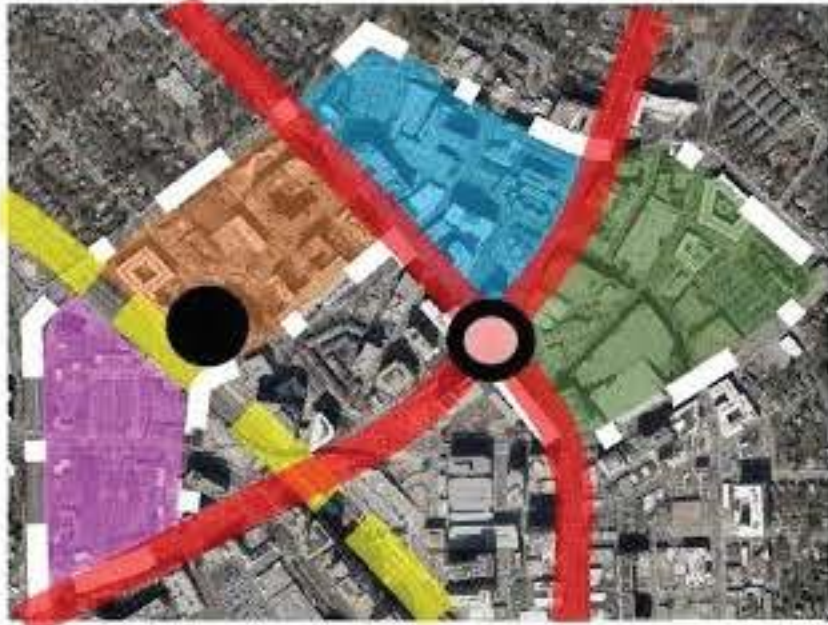
There are conflicts between vehicles and pedestrians at Fenwick. Doesn't feel safe to cross at Fenwick Intersection.

2nd Ave and Fenwick/Cameron



HOC should have gone into empty office space, and the space used for housing

New South County Rec center depends on the parking lot.



Agree with idea of changing the face of the garage to make it more active, while serving the parking need.


yes, more Arts features, that are things for people to DO, not just going to work in an arts organization. Galleries, artist space, small concert venues, with outside space for music.

We have so much empty office space, we should be building housing, affordable housing, and focusing on adaptive re-use of empty office space. Re-zone those parcels for multi-family housing


housing that moderate income folks can BUY instead of rent, and acquire wealth. It requires non-profit builders and tapping into various funding sources, but it can be done and should be. It is far more realistic than thinking a few

May not be necessary to tear down the entire parking garage. Perhaps just activate the face with retail (cafes, restaurants, etc)

Focus on housing is #1, and arts district as #2. Silver Spring has an opportunity to use the arts to stand out. We should do an area wide analysis of what type of arts are not represented.



Proposed/Under Construction



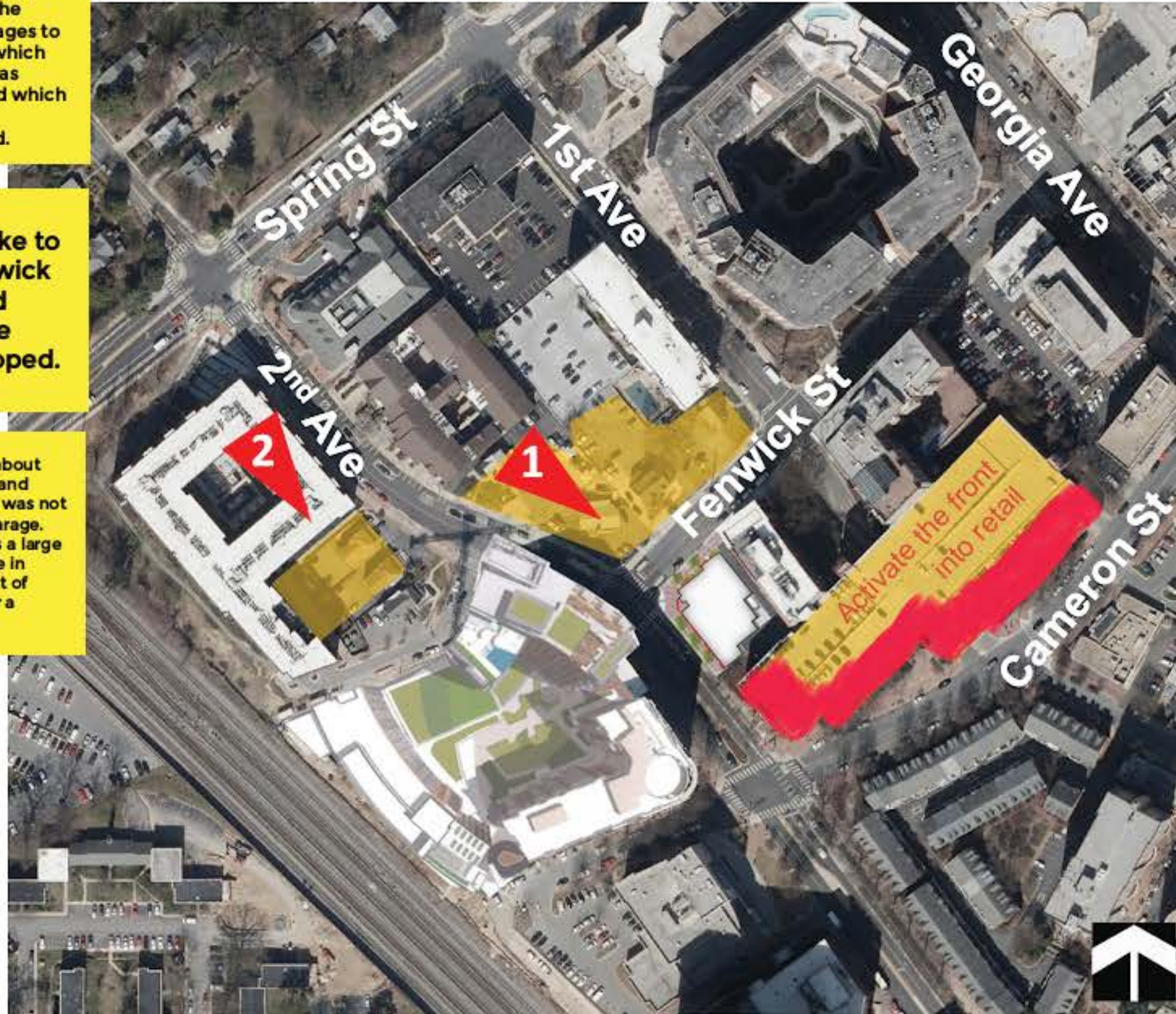
Opportunity Site

2nd Ave and Fenwick/Cameron

Should have a comprehensive analysis of the parking garages to determine which should stay as garages, and which should be redeveloped.

Would like to see Fenwick Beer and Wine site redeveloped.


Would worry about usage of pool and courts if there was not this parking garage. Seems there is a large parking garage in every quadrant of Downtown for a reason.



What else do you want to talk about?

Housing Office

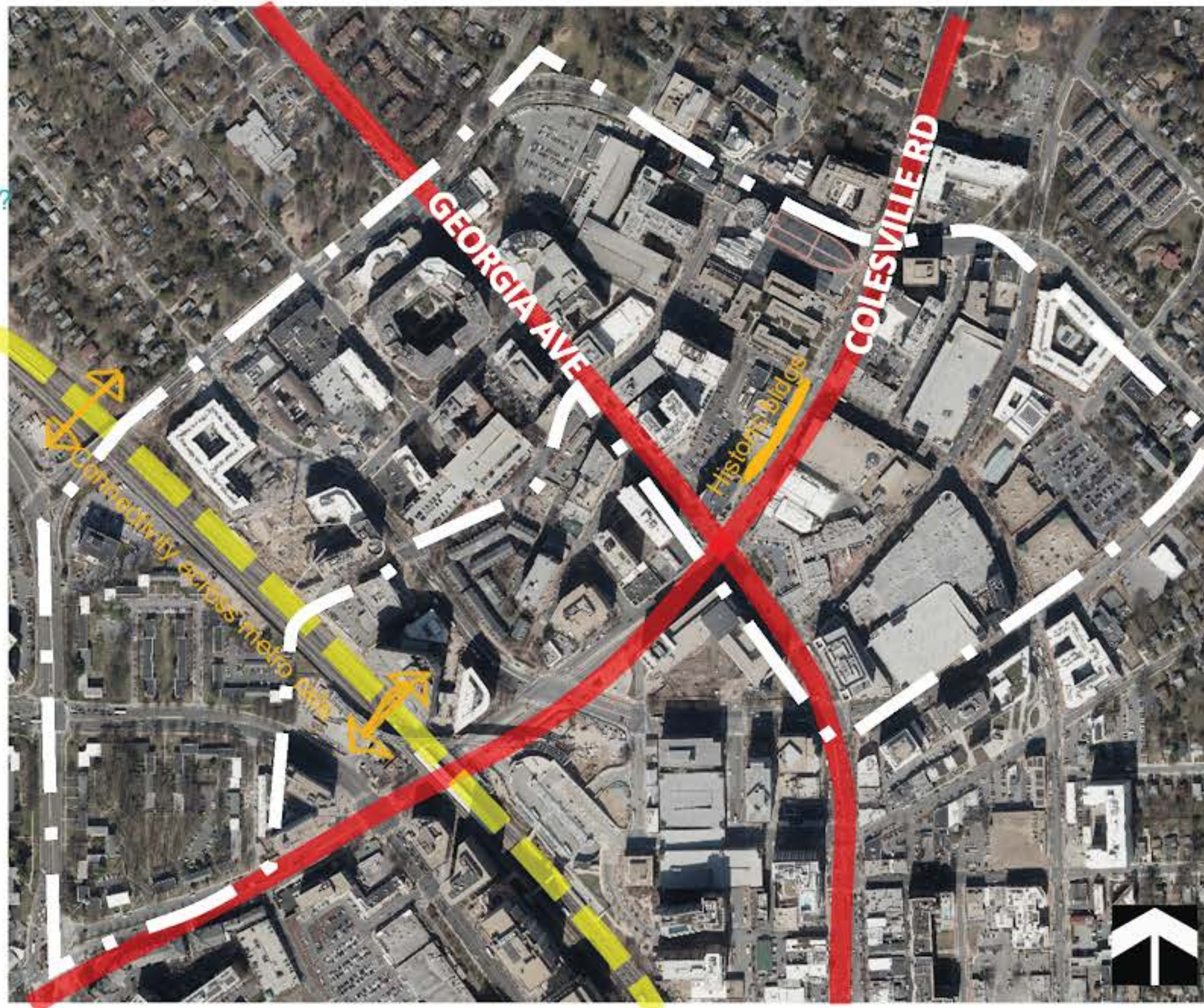
Ownership opportunities (Condos) HOC + Post-COVID ?



We can't keep ignoring the fact that the office vacancy rate is "dire" according to Planning. Building more office space is not a good idea.

Would be great to have a more 24-hour Silver Spring. That may require thinking a little differently post Covid and being a bit more flexible.

I love those shops along Colesville! I don't really care about the building at all, but I love those restaurants.



Need to think more about home ownership opportunities. Conversation has been predominantly one of rental.

Discouraging when trying to figure out housing and wealth opportunities for to have an office building put up. MPDU program will not be enough.

need to maintain the balance between housing and work, or we become a bedroom community. Need to also focus on attracting jobs.

The railway is a challenge in keeping Silver Spring as a cohesive district. Very few ways to cross the railway, fewer that are attractive. should build plazas in one or two places across the metro rail to connect one side to the other.

Need to think more about what things will look like post Covid. Need to factor in leaving some space for flexibility.

How accessible is that area that would be a green space in the gulch at the top of North Falklands?