

How would you describe Fenton Village?

It's where to find all the good food in Silver Spring!

Unorganized

Unique and full of small businesses, which is a nice thing

Lots of variety. Preserve active storefronts. Parking lot areas should be redeveloped.

It feels like little Ethiopia and a mix of other ethnicities representing the county.

Love the culture. Beautiful place. Lots of mom and pop shops. "I love it and I don't want it to change". Greenspace would be great!

It needs greater density and more pocket green spaces

Walking down Georgia Ave on a nice day in Fenton Village is so great, especially when you can hear music and smell food from the restaurants

There has been a rapid change in just 5 years.

I love **GEORGIA Ave**-I guess I meant Fenton Street

Great food, coffee, shopping, new wine shop and cafes and street activity. I love walking around but there is not much green space

It's really loud on Friday/Saturday nights when the clubs/bars are up and running (normal times)

Authentic and eclectic.

I find that racially its very uneven. There is something discouraging white people from coming there. At night it feels like a ghetto area.

Awesome food. Interesting ethnic shops. Greenspace is lacking. There's a lot of character but it also has a strip mall kind of look. "I don't want to give up the character"

Does not have a sense of place. Needs more greenspace

It's walkable. A lot of great coffee shops and restaurants. Too expensive to live in the heart of it.

+1 to walkable, you can get almost every need met in Fenton Village, I said small businesses but also one of my main grocery stores (Safeway) is there too

I'm a white person in Fenton village all the time, feel very welcomed and safe there, including in black-owned business

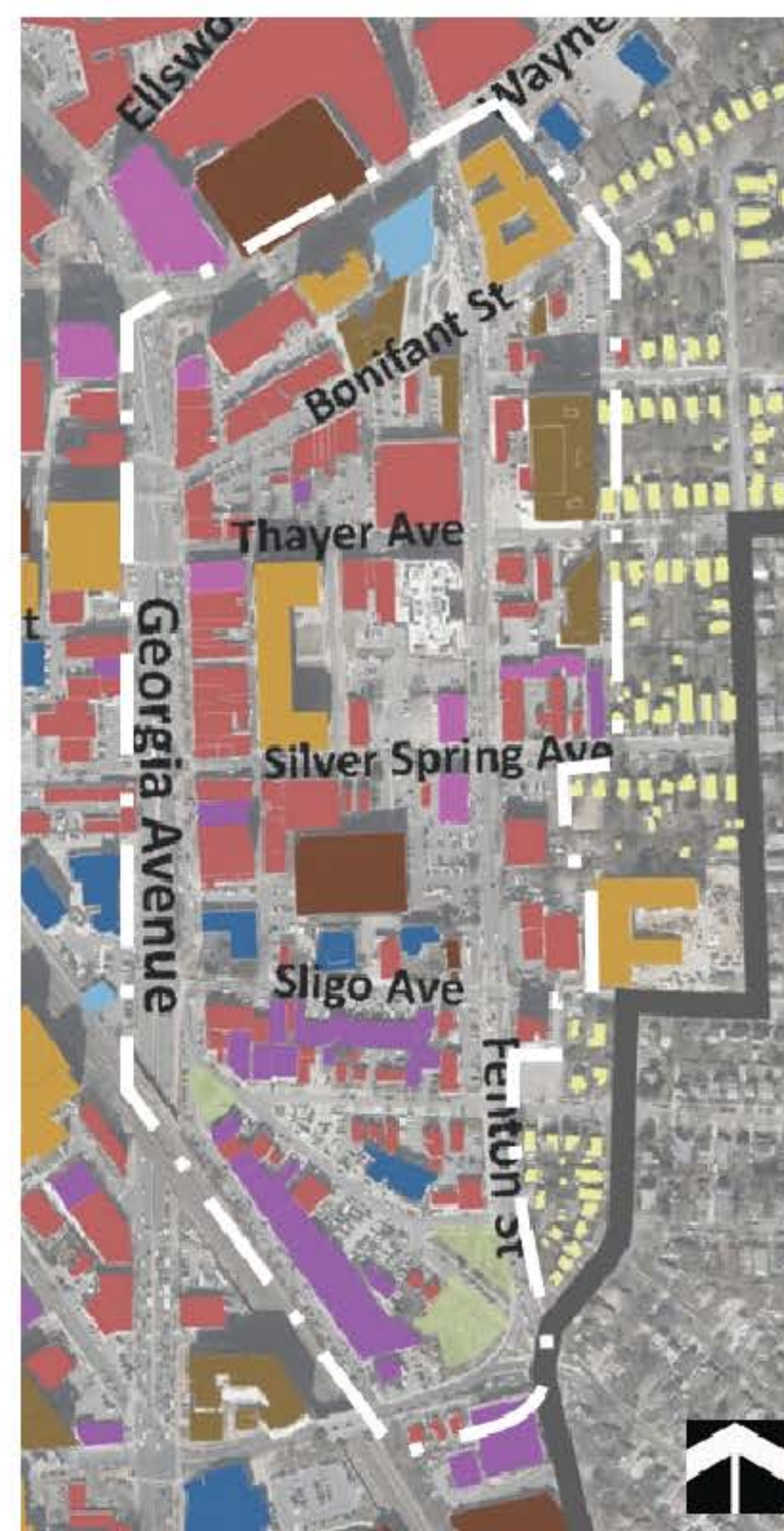
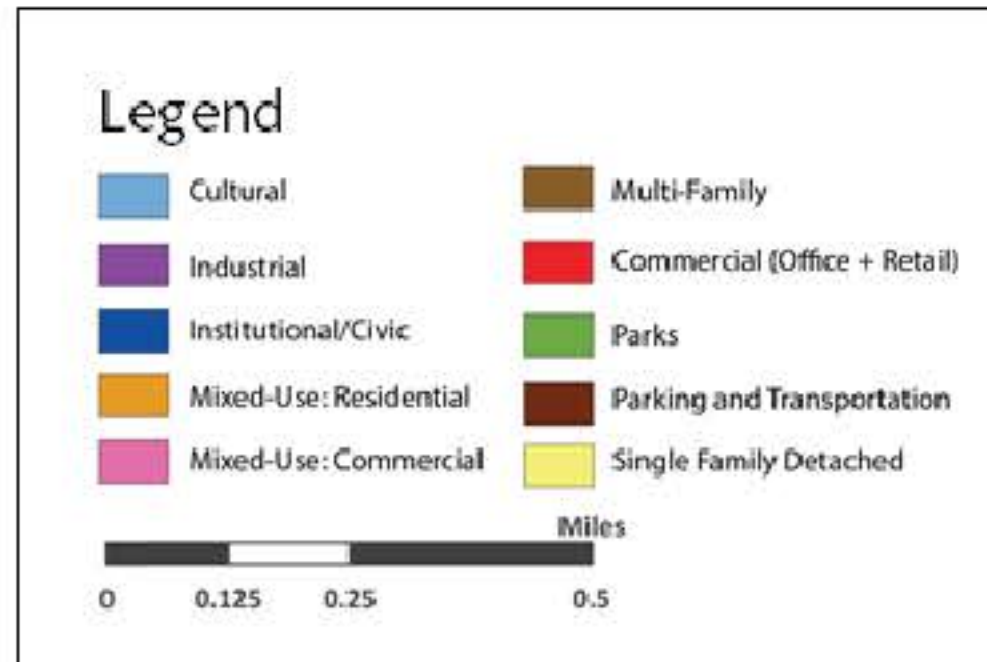
It's remarkably diverse when you walk around. That's one of the things I love about it

Fenton Village Visioning will focus on....



Fenton Village

Tonight's discussion will focus on the area inside the white dashed line



Fenton Village

The Transition/Buffer is appropriate scaled and with the Library/Future Purple Line Station it will become more of a center of Silver Spring.

Given the current housing deficit in MoCo, my comments are directed towards denser mixed use development of housing over retail.

I'd love to see more live music venues, I think Silver Strings has some similarities to what you're describing

Although I live in walking distance, I do wonder about the data related to the parking needs. Are people really not coming to Fenton Village because of parking?

when I walk around the core of Fenton Village I am usually heading someplace in particular, more before the pandemic, but there seem to be fewer places to sit and take in the world and chill

The Core of Fenton Village should have taller buildings as a transition from Georgia Avenue to the residential neighborhoods east of the Village.

The two gas stations on Fenton near Bonifant are kind of out of place. They seem to be left over from when people were mostly traveling by car in Silver Spring.

I wish there was an outdoor area to sit in and eat or relax. I thought the new apartment building on Georgia would have open public space but it doesn't have that vibe.

East Side Georgia Avenue: The scale is too low and should be at least as dense as the Transition/Buffer.

Would be nice to have a "Blue's Alley" type business downtown. Perhaps one of the alleyways would be appropriate for this?

area is what I consider Fenton Village. The density and mix of uses feels organic. To strengthen the area we need to look at other areas of the county. There is a need for higher density but also a desire to keep the character. How do we

and yellow areas as largely connected, and as part of downtown Silver Spring, I live just east of the purple area, and I see the purple area as more of a pass through, with the autoshops and the consulate and Jesus

thought to the pedestrian experience - the 7-11 and gas station have big open spaces to cars so it doesn't feel protected when walking (especially with a stroller) - but I like these businesses as part of what people need to access so I

For current/future development, commercial rooftop usage should be allowed! rooftop bars, brunch spots, etc. it's the perfect place to have this (i.e. Kaldi's, Society, etc.) but allow it in the central parts of Fenton as well

The bridge over Georgia is a fun spot; we need to open the trail to connect to metro

Georgia Ave is great. Like the blue area. I want to leave the row housing and buildings similar to Georgia Avenue on Fenton. Keep it as is.

I like that currently there's a mix of new and old. I hope there's a way to preserve different eras of buildings, different heights/masses of buildings.

I love our library so very much, really looking forward to getting that re-opened and it's a great example of a gathering place for a lot of different people

Definitely agree that making the whole area more pedestrian friendly would be a good idea, with more lighting at night

There is a strength in the existing alleys. The mid-block cut-throughs are unique and create an eclectic character.

I'm very into the idea of making the alleys both functional and attractive to pedestrians and exploring on foot or bike.

I like the look of the large building set back one block from the row house restaurants

I want to see more housing there. It's the one area that's a transition area from DC to SS. Extend zoning back to the east.

Nice to have the car services. We need a place where we can access services and keep the businesses there.

Beautification of industrial area is needed, and we should keep the businesses there. Placemaking is needed along with economic development.

The solution is not to place another really expensive building like Thayer and Spring, has there been consideration of low rise housing?

- Transition/buffer
- East side of Georgia Ave
- "Core" of Fenton Village
- Industrial/auto

The auto garages are very handy. And the church over there is unlikely to move. But that area is very pleasant and open and could be a fun area for dining and recreation.

The industrial car repairs are serving customers from Bethesda since most of these shops were gentrified out of Bethesda

Out of all the county Fenton is very unique. The community makes it a stronger place to be. It makes the county a beautiful place to be.

Love the comments on getting everything you need in walking distance! And agree that the lack of chains is one of the most attractive characteristics.

200 businesses on the east side of Georgia Ave and almost 48 businesses. It developed organically rather than being planned. The thing that will kill it is if it's made all the same. Parking is a big concern. Upper floors

makes it feel different than Bethesda and the other chain store portions of Silver Spring. This neighborhood is why I moved here (Fenton Street area). The library should reopen soon because you don't have to spend

Georgia Ave

Fenton Street

Fenton Village

How has Fenton Village been shaped by the previous plan?

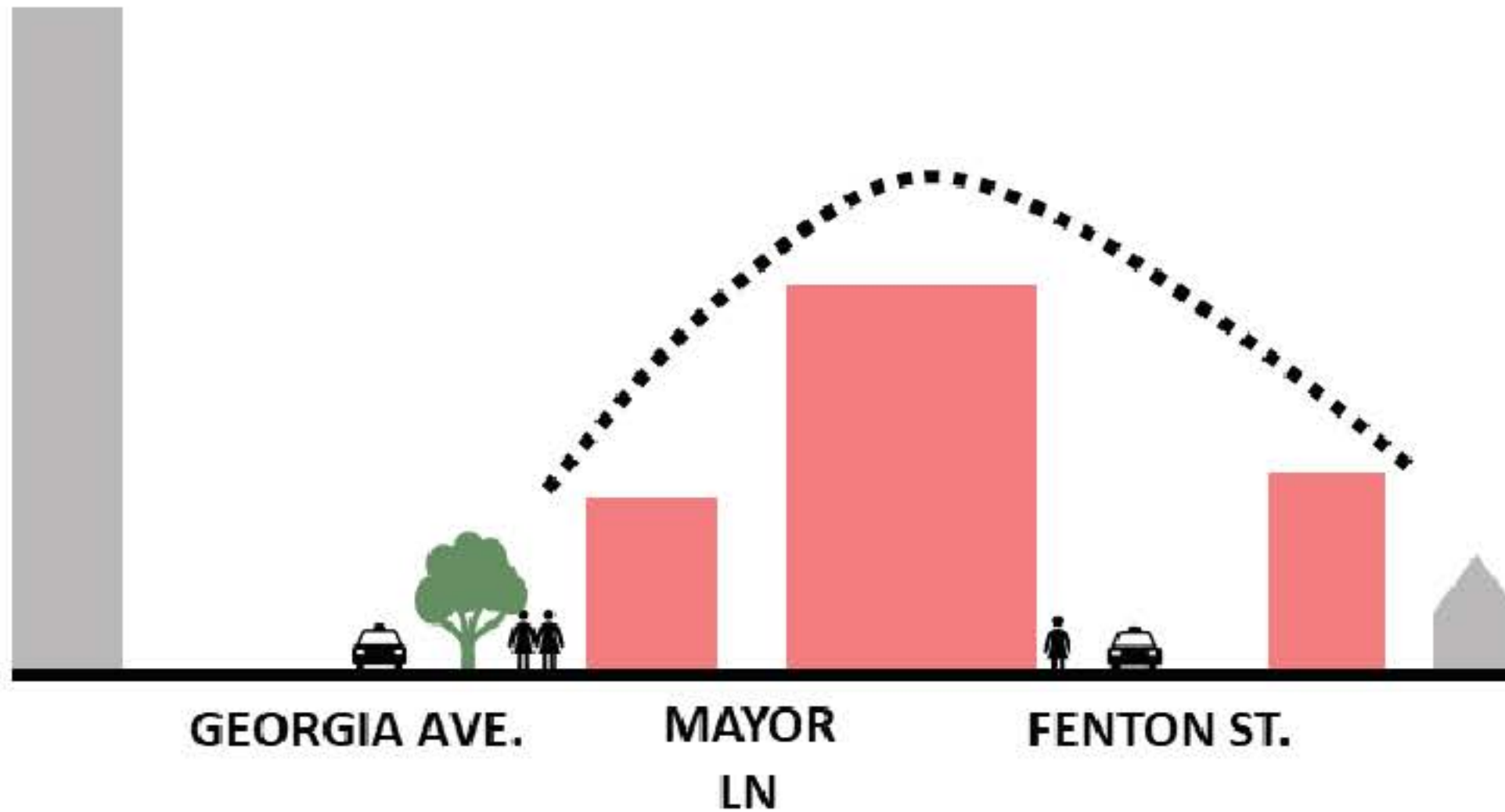
Overlay Zone adds controls that limit density and height along east side of Georgia and the east side of Fenton; allows more density and height in the midblock.

This allowed commercial spaces to remain small scale, for smaller businesses. Also provided for a transition to East Silver Spring.



Fenton Village

How has Fenton Village been shaped by the previous plan?



Fenton Village

Fenton Village Overlay Zone has shaped the neighborhood.
Is this something we want to preserve? Or change?

I believe we do not want to preserve the bell curve. I believe the taller buildings should be along the heavily travelled boulevards.

I hear an interest in keeping the older historic areas now but do we want it to look that way in 2050? A lot of the stores can be in any store front. Will the new plan allow for replacement of the stores.



FENTON ST

We need a holistic approach instead of segregating it from other areas.



GEORGIA AVE

There needs to be more building type variety along Georgia. No more big block buildings, they need to be broken up.

The county has certain housing goals and there will be a point where Bethesda will be tapped out and we will need to increase density in Fenton V.

Would like to see the storefronts made more attractive.

There's a lot of culture here and there are very few if any other little Ethiopia's. We should preserve this.

Not a fan of height limits especially near a metro. Nevertheless, I hear what people are saying and there are vacant spaces we can utilize first.

I like the bell curve look with the center high density

Yes, the low rise businesses are what make it special. If it's all high rises it's going to become like the downtown area.

I think Georgia Ave can support more density. But there's a lot value in a charming/functional "main street" on Fenton that is a nice scale up against East Silver Spring houses.

I like the bell curve look because I think it encourages walking. feels more approachable

Yes, preserve the zoning scale of the bell curve

I would really regret a situation where a zoning change made it harder for established small businesses to continue existing

Agree - love the low rise buildings!

We don't want to just become an undefined suburb of DC, so I think the vision has to retain a certain amount of character.

Newer builds have been so generic, making our neighborhood look like many others. I think our goal is holding on to unique character and appropriate scale.

Georgia Avenue

Feedback points to east side as more comfortable for pedestrians. Do you agree? What makes it more comfortable?

Agree that the delivery cars stopping in the working lanes is often an issue, a permanent lane closure is worth considering, is there a way to create dedicated short-term parking?

A lot of west side has curb cuts and that might be part of the problem.

Improve the pedestrian experience on the east side. Keep outdoor seating on east side. The use of outdoor spaces (due to Covid) changed the way space is used and we need to rethink how outdoor spaces are used in the future.

A lot of double parking occurs in the area of the northern dot.

East side is much more comfortable. Widening the sidewalk can help improve the pedestrian experience.

It is fun to walk past shops and restaurants and less fun walking by parking lots with driveways where cars are passing in and out

I think it could be helped by shutting down a lane on Georgia more permanently, as we did very successfully over the summer

Astrolab - a great attraction on the West side of Georgia

We need to accommodate for the businesses (pick up and take out). No increased street parking.

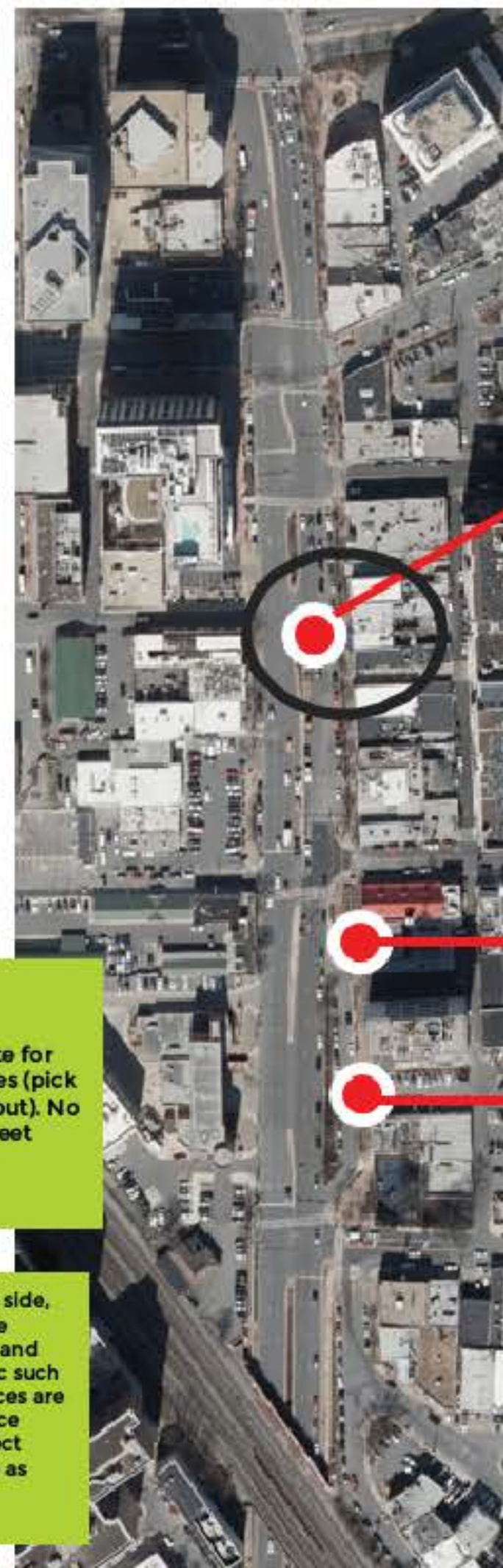
The east side is easier for walking because there are fewer car crossings, and fewer unpredictable car crossings. It seems pedestrian dominant.

I am pretty equally comfortable walking on both sides of Georgia, and agree that crossing isn't great but am not sure what is to be done there

The west side of Georgia has two surface parking lots for pedestrians to cross and it is just not as interesting as the east side.

I don't think it's the building heights that make the east/west side feel different. It has to do with the businesses that are there. We need to do the same on the west side

About the west side, we used to have Urban Butcher, and RIP Arts Atlantic such a loss, new spaces are coming like Spice Street and expect we'll have more as others have mentioned



Fenton Street

What is the pedestrian experience like along Fenton Street? How can it be improved?

No shared spaces. The bikeway plan will make it a safer walk.

The streetscape is narrow and trees may compromise sidewalks.

There's a need for more security. People break into customers cars.

More street trees (2x). A real greenway could make it more interesting.

More street trees.

Consider commuter line,

Yes, running for a bus on those bricks is no fun.

When there is construction there should be a temporary sidewalk. We didn't have a sidewalk on the east side of Fenton when the Central was being constructed. That was a real issue.

Strengthen connection along Fenton... Southern end is MoCo College and the connection would greatly improve area.

Street trees are great in a vacuum but the main function of sidewalks need to be functional.

I think the gas stations are a benefit to Fenton Village and part of the neighborhood serving businesses. I don't see them as a problem for pedestrians

We need shade everywhere possible, please. And bus-proof trees.

Do people want to walk on a street with no trees, harsh light and heat? Pedestrians and street trees go hand-in-hand.

I think the sitting space in front of the new Fenton Silver Spring apartments is a nice example. I see people sitting there often - it's nice to see people out and sitting.

Trees serve an ecological purpose. A lot of thought needs to be put into making it walkable and bikeable. There needs to be compromise in what's in the ROW.

There needs to be some places to sit! Lots of people gather at Thayer and Fenton on the west side at the bus stop, but people just want park benches and tables.

I don't see the gas stations as an issue, there is a dedicated sidewalk in front. A place that does feel treacherous to me is at 7-11. It's the only place where I've had a close call with a car over many years.

The lighting is terrible. It's safer to walk in the alley than Fenton. The bricks on the walkway need to go.

A bit off topic, but if there's a way to rename Easley St after literally anyone/anything else that would be great. Easley was a developer that promoted segregated housing in Silver Spring.

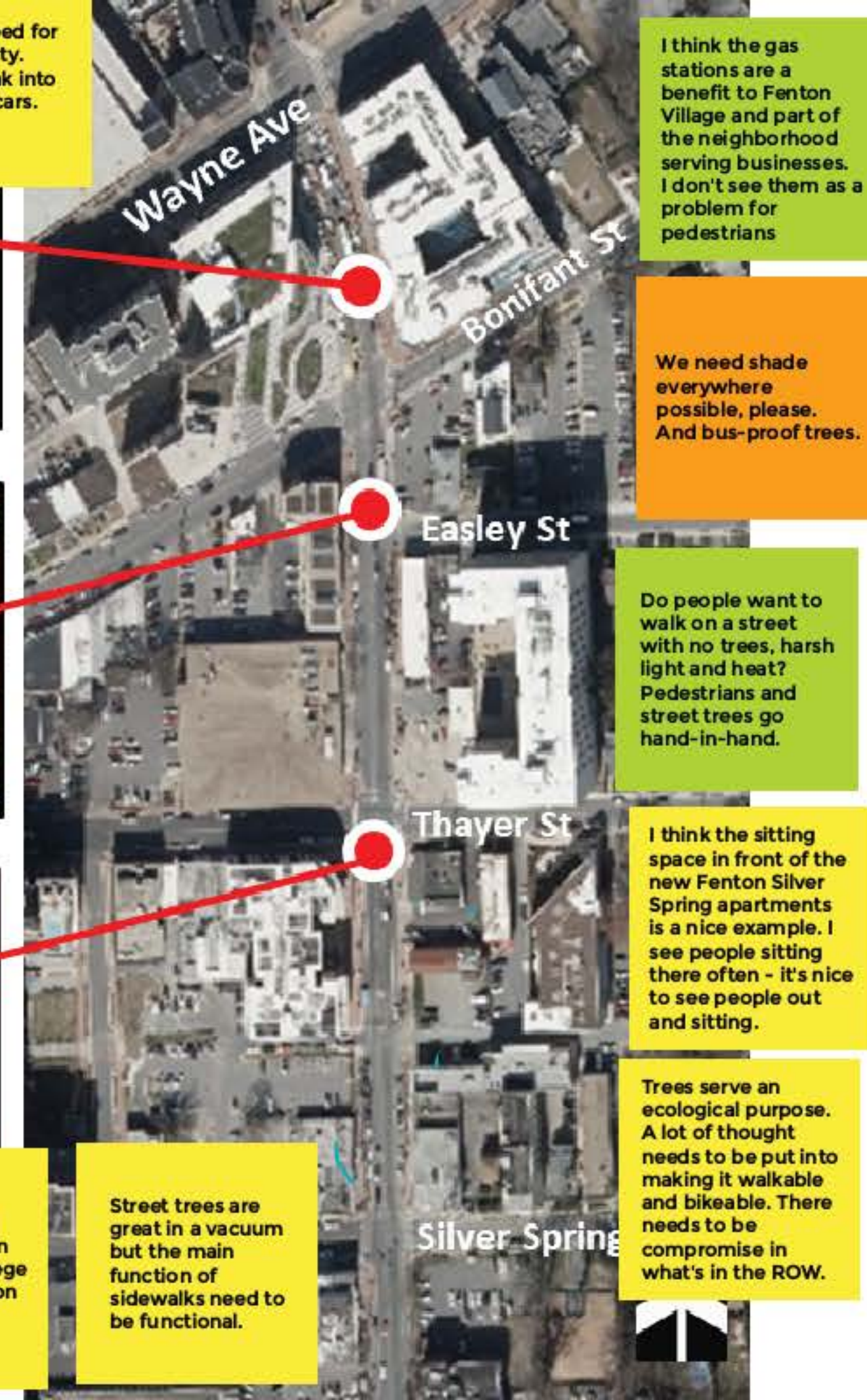
Nowhere to sit along Fenton. People want to sit outside but there are no parklets or seating

It is a pleasant experience but the gas stations and parking lot at either end break it up a bit.

lighting needs to be brighter. The alley between Sligo and SS Ave is brighter than the street.

The stretch on the east side between Silver Spring and Sligo is treacherous. The tow lot is pretty ratty (literally) and the 7-11 parking lot is dicey is pass on foot.

South and north end of Fenton are fine. However, the Safeway area needs to be rethought.



Fenton Street

What is the pedestrian experience like along Fenton Street? How can it be improved?

VanGo and bike share, there is a real opportunity to bring students a mile down for lunch or coffee or Plaza art supplies, etc. I've lived here for 15 years and it never occurred to me that there was an opportunity to link the community to the

might need to change the single family house zoning on East side of Fenton between 410 and Fenton Village

We need to preserve the industrial area. There are not many left in the county

If people are coming from the college there needs to be something for them to come to. We need to create places for the future.

Not enough density here. Lots of room for improvement.

I'm ruminating on the comments about making it more attractive to come up from the college to Silver Spring. It seems like a listening session focused on hearing from students about this specific question could be really valuable



Safeway Site

making sure their elevator works more consistently so you can take advantage of the parking garage without worrying you'll have to carry your groceries down the stairs.

Rebuilding Safeway is a great idea

Corner where the gas station is could become a civic plaza.

Retain grocery store.

This is remnant of the SS suburban character and it needs housing and business below.

Ground floor Safeway is a good idea.

I know the dry cleaners on Fenton is very run down, but if that '50's look could be preserved, that would be great.

Beautiful art is needed here. Art on the building or sidewalks.

Just like the Wheaton Safeway was mentioned, there's an example of almost the same on Georgia Ave Safeway in Petworth, DC that was rebuilt 6-7 years ago

Combine other properties around it and create something attractive. Incentivize this option.

to maintain a supermarket, and Safeway is a more more affordable option than Whole Foods. It seems like adding residential on top of Safeway is a natural option, not sure how that interacts with our earlier convo about

Market rate development with grocery on main floor.

neighborhood cannot afford to lose a grocery store, though. Safeway has improve inside a lot. I agree the building is a fortress and I wish the parking were on the Fenton side, but I'll take it because it's a functional neighborhood

getting very crowded as more people move here and having Safeway as another option is good. Other than Giant and Safeway, there really aren't any other regular grocery stores (not Whole Foods) in a really dense



Parking Garage 4 / Lots

Stormwater makes a difference.

Its an underutilized site. Create a mid-block connection.

Now that there's public parking under thayer and spring it seemses redundant. That could be the parking for Kaldis, etc.

More arts in the area is in keeping with the Thrive plan. Mixed affordable housing for teachers and artists.

Going back to the asset of the alleys, breaking up this block sounds like a nice idea.

We're in need of parking in Fenton Village. There are 200 businesses there and not enough parking.

I'm a fan of loft type housing & Silver Spring would be a great place to further encourage artists to live here. That would be an interesting site for that.

Loft and art type housing

I'm indifferent about size of block. We need more housing not a parking lot.

The parking lot needs to go. Possibly break it up into different parcels and create walkway. A good site for housing development.

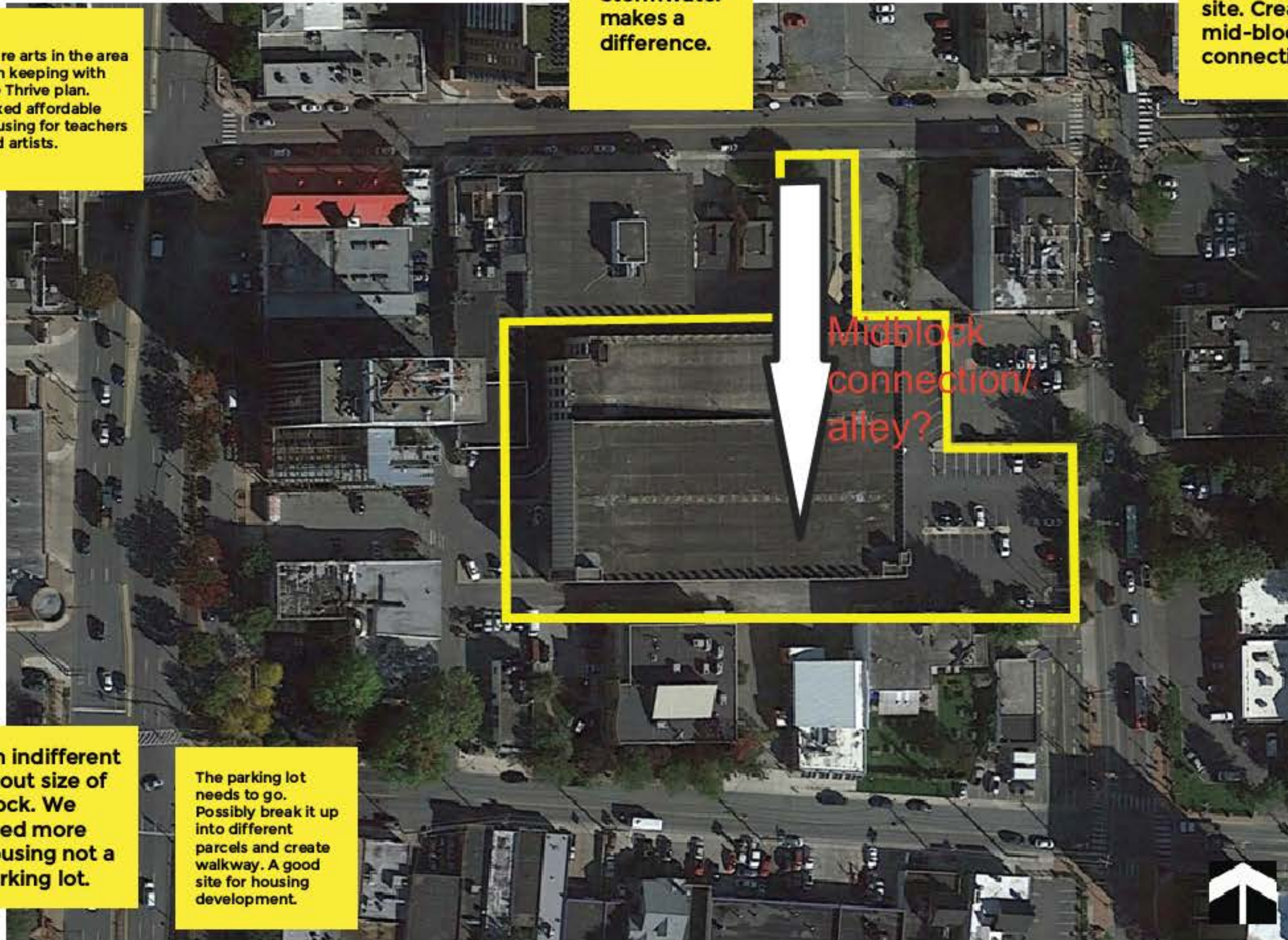
Midblock connection/ alley?

maintaining the Alley network is a good idea

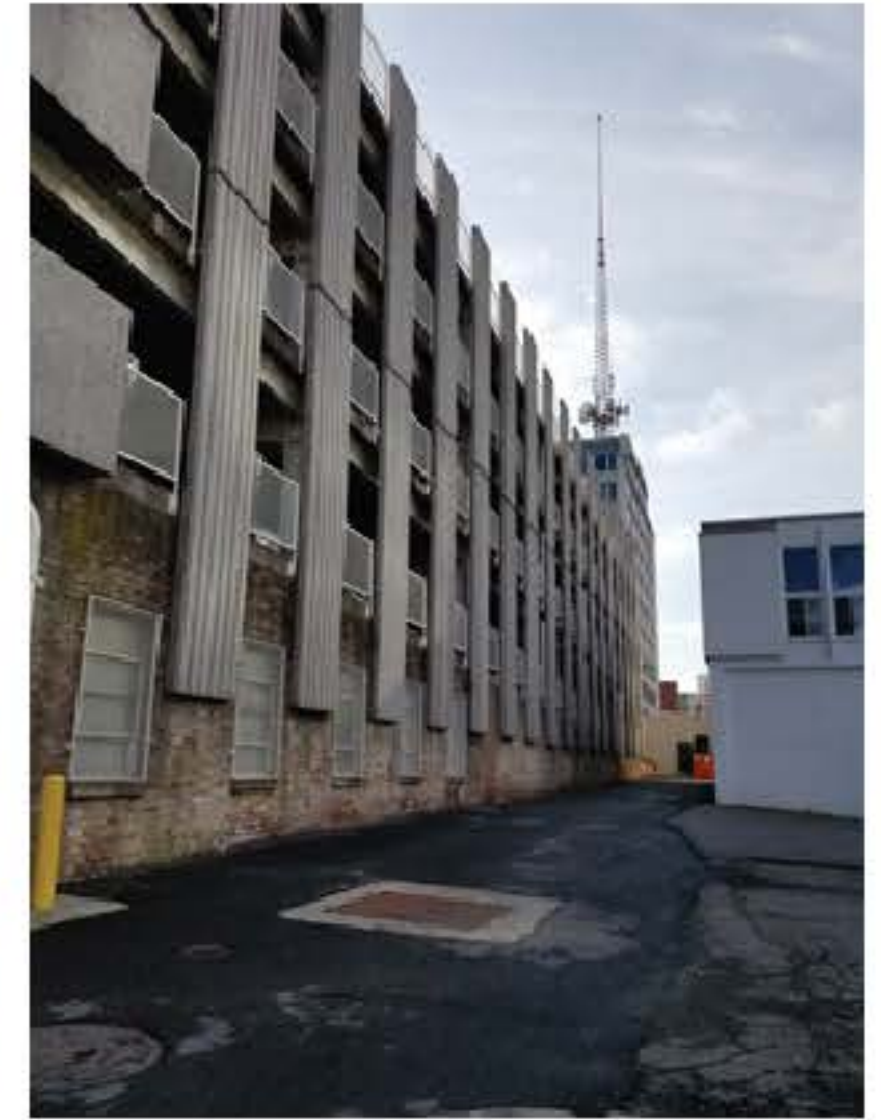
We need the parking. Look how much parking was created for downtown SS. There are 198 businesses in Fenton Village and very little parking.

Also, just to say, the VFW has a program of concerts and outdoor space and it's great and the only thing like it in the neighborhood. Preserve that, copy that, more of that.

This is a block with a very active alley.



Parking Garage 4 / Lots



Community Gardens / Agriculture

Do you use the community garden adjacent to Fenton Urban Park?

We've been studying programs in other urban areas where vacant or underutilized lots are turned into community gardens or farms. While Silver Spring does not have a high vacancy rate, there are opportunities for activating parcels in this way, either for temporary use or more permanent use.



Current community garden on E/W highway is a tough site. Community gardens are best as buffers and transition than embedded into the urban area.

Green rooftop gardens.

Community Gardens / Agriculture

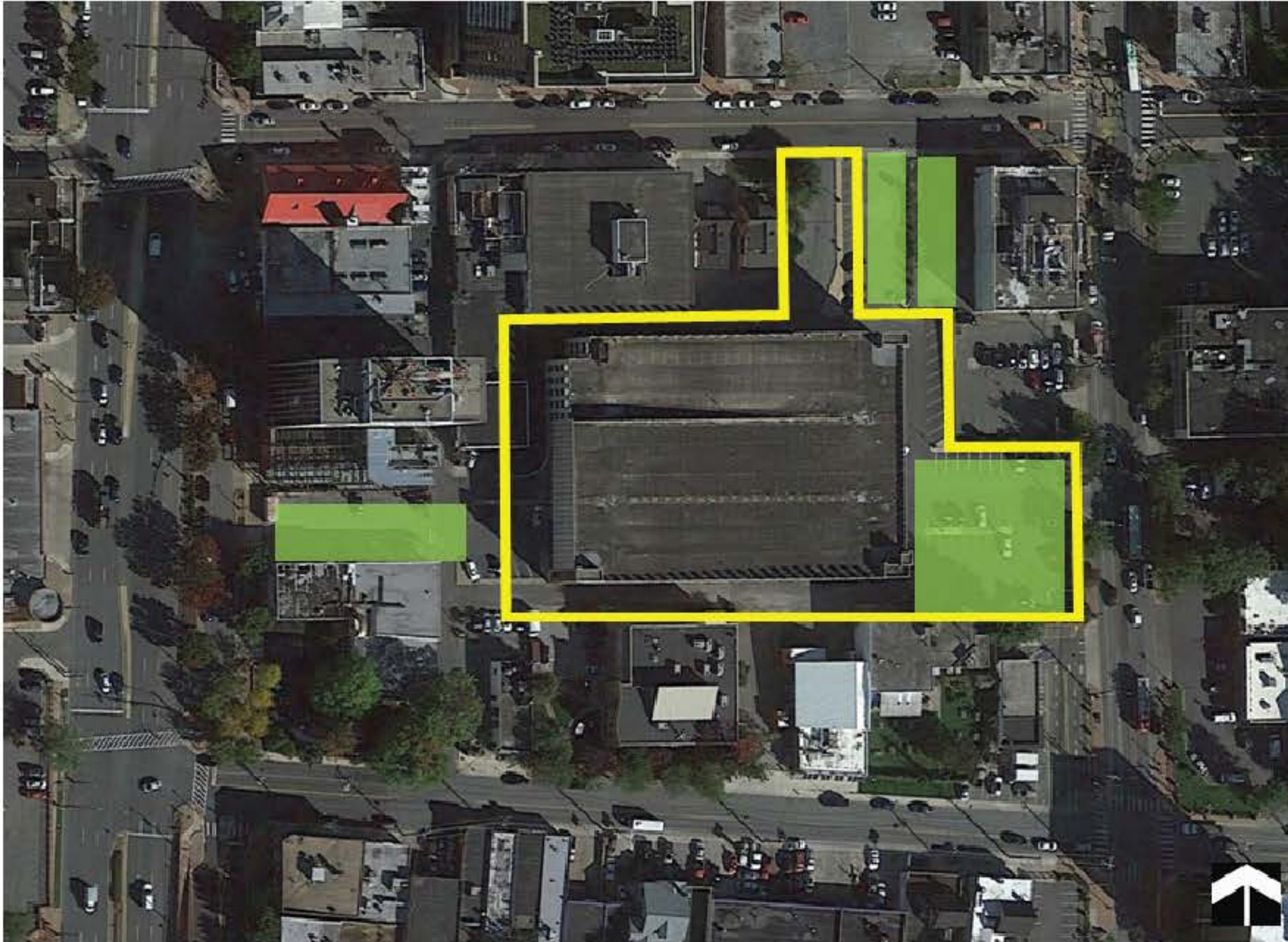
Could any of these sites become a garden or urban farmland?

No, I don't use the gardens, can say that I tried to use when I moved here and a plot was not available, which is a data point in terms of how many people those spaces serve or can serve

Roof gardens are legitimate suggestions and in this area, better than street level.

I do not think the gardens are a good idea where suggested

Imagine dedicating more space to gardens or farms. My sense is that a limited number of people use community gardens (ie the people who have the plots) but I don't know much about the types that you mention with



Yep, agree, the roof garden idea is an interesting one

I do not think this is a good location for a community garden

The road is useful for the daycare pickup along Georgia.

Should the frontage road along Georgia stay or go? Some say go, others say it needs to stay for deliveries.

Fenton Village

What else do you want to talk about?

I'm so glad that the daycare is coming and approved! Too late for my family but a huge need, and with more apartments coming imagine many people will walk to daycare too

I think in all of this, you need to factor in people with children. Children need places to play. Almost all the comments I heard tonight don't seem to accommodate all types of families.

fair point on family housing, but traditional single family housing is available just about everywhere else, including a block east. This is one of the (too) few areas that allows something else so we need to maximize it.

Please keep an eye on what will keep downtown SS active in 2040-2050.

1. Increased housing. 2. Allow for commercial rooftop uses. 3. Recreation spaces are needed.

Basketball courts, some kind of rec center, would be fantastic

Legend

 Cultural	 Multi-Family
 Industrial	 Commercial (Office + Retail)
 Institutional/Civic	 Parks
 Mixed-Use: Residential	 Parking and Transportation
 Mixed-Use: Commercial	 Single Family Detached



Will the stretch of townhouses survive or can they be redeveloped?

Good point on the children. There are some great parks to the north and east of this area, and they get a good amount of use, think about making obvious pathways to those parks

What do we want to share during wrap-up?

What did we learn from the case study?

What are the key takeaways from the case study?

What are the key challenges faced by the organization?

What are the key opportunities for the organization?

What are the key lessons learned from the case study?

What are the key recommendations for the organization?

What are the key conclusions from the case study?

What are the key findings from the case study?

What are the key insights from the case study?

What are the key outcomes from the case study?

