

How would you describe Fenton Village?

small-scale

Diverse

**Small
businesses**

Quaint

Thriving

**Small
scale**

**African
Diaspora**

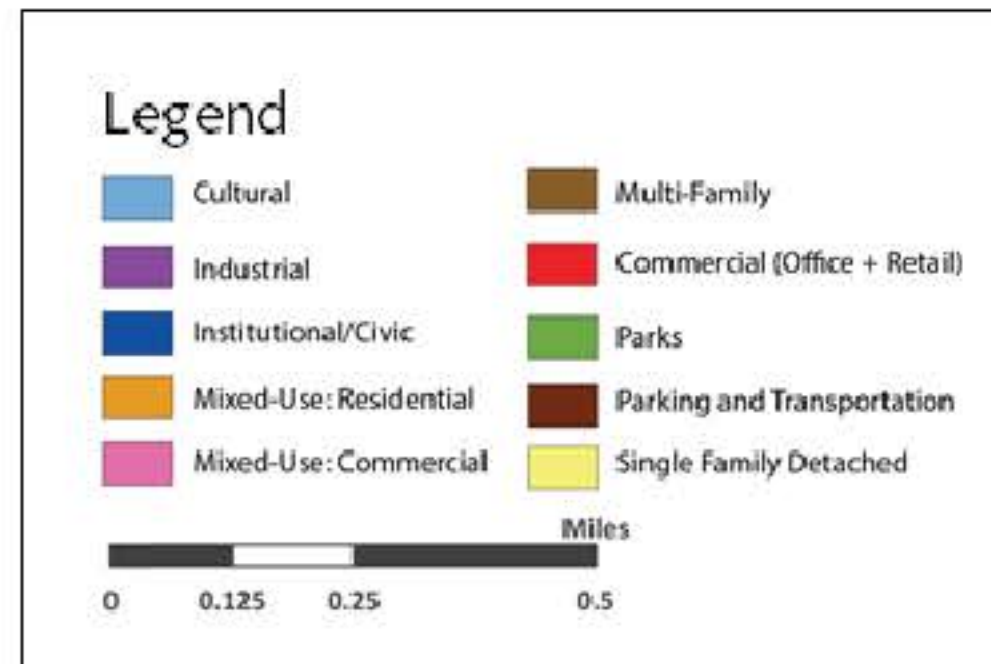
**Combination
of old and
new**

Fenton Village Visioning will focus on....



Fenton Village

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



Fenton Village



incentives
for smaller
scale
development

I don't think of it as an "amplit" never heard that in the 25 years. I loved that it was eclectic when I moved here. I would like to see the county support small businesses and especially immigrant businesses. That is what makes DTSS

Would be nice for middle missing housing in the smaller lots

Plan should concentrate on Fenton Street to preserve the quaint feel but cannot apply to current boundary

Distinct place, combo of light industrial, office makes it unique

Feels very different and large-scale

Fenton Village is similar to Thayer. Diverse, immigrant feel, economic diversity



more green spaces

street work taking long & impacting business

What makes Fenton Village unique?



more walkable

Wouldn't consider industrial area as automotive area, small B is very unique, make more walkable, cars down Fenton could be diverted to Georgia, more green space

Don't want big and new and different especially if it means chains like the Ellsworth area

Traffic is a problem - not just for cars but also pedestrians and bikers

Let's remember the name "Fenton"

Fenton is unique only along Fenton Street

Transition buffer shouldn't be so delineated bc there are other businesses that go into Fenton Village

Fenton Village seems to broad in graphic, but it's quaint with a lot of development going on.

Cont North is more Downtown SS, Cont West is Mixed Used and more commercial. South is industrial.

Thriving, ton of Ethiopian businesses. Should be enhanced. It's really an asset. Building on the long standing businesses

Purple line is going on Bonifant. More urban feel than along Fenton Street itself.

Transition/buffer

East side of Georgia Ave

"Core" of Fenton Village

Industrial/auto

Appreciate it and take care of it. Encourage tenants to care, ped friendly, mitigate construction

Walking on Georgia vs Fenton it's too very different feels

purple area = not part of what we know about Fenton Village

CULTURAL DISTRICT VISION

immigrant feel, increase the density of small business we care for it

Older smaller commercial bldgs, increase density of smaller businesses



Fenton Village

How has Fenton Village been shaped by the previous plan?

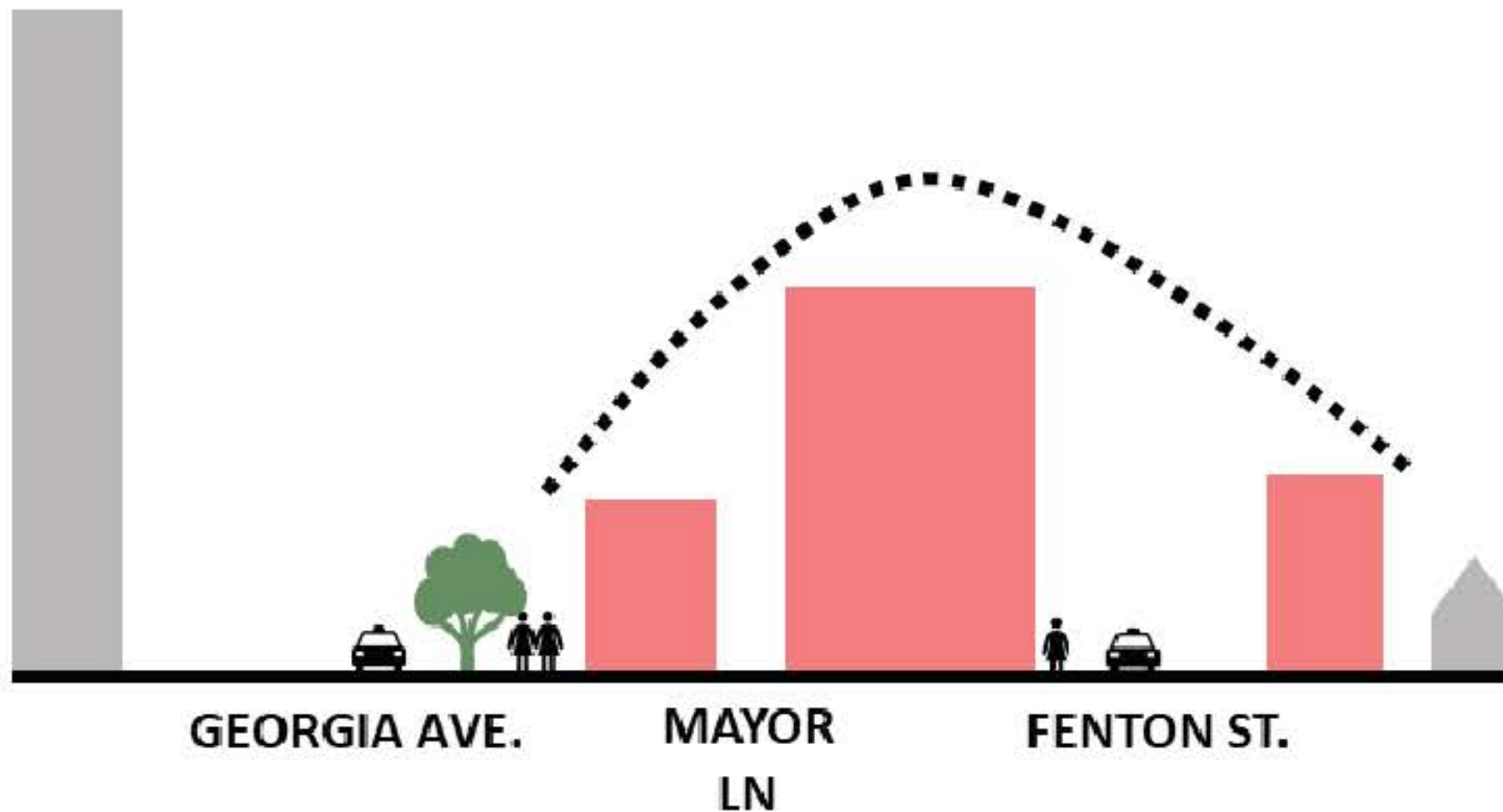
Overlay Zone adds controls that limit density and height along east side of Georgia and the east side of Fenton; allows more density and height in the midblock.

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?





more green spaces

building heights



Figure out how to work around traffic

height/ratio = Netherlands

Fenton Village

Fenton Village Overlay Zone has shaped the neighborhood...

Is this something we want to preserve? Or change?

You cannot close both roads. Traffic has to flow.

higher buildings as long as they are mixed use.

less cars in both roads



missing housing

Keep it low: some bldgs are blocking the sunlight. Will go towards a concrete feel if bldgs get higher, not enough trees



need access to sunlight

how to make small businesses survive \$

no chain businesses

taller buildings? traffic problems

Here for creating more housing, no problem increasing the height limits

Georgia Ave is a major artery and not conducive to be narrowed. But Fenton on the other hand is something that can keep the look of a comfortable walking street with lots of shops.

keep it low-scale; immigrant-driven

The section of Georgia Ave in the picture (between Bonifant and Sligo) is a destination for people going out in Silver Spring. It is a lively and fun area that should be preserved as is.

We also walk on GA - to the metro etc. People go racing through on GA heading North.



FENTON ST

Fenton St = walkability (Georgetown, Rockville)

mixed-use needed



GEORGIA AVE

Essential preserve that level. Keep eclectic, small business feel.

Keep it low on Fenton, cannot handle more on GA so if that means keep it low then so be it

increasing heights doesn't make it more walkable

\$ value in keeping lower density @ Fenton

Parking to support B's, keeping it low on Fenton

Preserving the façade of Fenton street would be preserved like Georgetown. But should be developed. especially along the Purple line to minimize the need for cars and more use of public transportation.

Love the low scale of Fenton village

keeping low along Georgia = preserve small business character vs. going tall on Georgia Ave

Georgia Avenue

don't
destroy
Fenton
character

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

Crossing is an issue,
but the West sign
has had narrower
sidewalks do to
continuing
construction and
blockage.

Like
trans
center

Keep
shops, but
add more
housing

East side
is better
with
variety

construction =
long period of
time

Need to make it
more attractive.
Height restrictions
will take away from
that

we should aspire to be
like is south
Hyattsville, where the
older/smaller
buildings are being
preserved and in fact
celebrated, decorated,
enhanced and
welcoming
independent
businesses and local

BRT here

missing
eating
areas

\$ smaller
improvements

More comfortable to
walk on both side
when there was
small scale retail,
but now too much
construction.

Highlight
what makes it
work. Don't
destroy a
good thing

Increased housing,
density. BRT should
be implemented,
dedicate a lane in
each direction on
Georgia Ave.



need > housing, it might
require > density, but
preserve character along
Georgia Ave

Comfortable walking
on both sides, but
dangerous crossing
the street, east side
sidewalks could be
wider, way to cramped
for places to eat and
walk. West side has
bigger space so not as
cramped

Close a lane on the
street and make it a
sidewalk so eaterys
can utilize sidewalks
for tables

street eatery = expand
sidewalks to
accommodate tables

East side
comfortable, more
safer, more
greenery, shade, not
exposed to traffic

Make Georgia
a less heavier
traffic street it
would make
the rest of the
area better



Fenton Street



I would like to see a better transition to access Jesup park in south SS from Fenton to Albany and Takoma Ave

If you make it difficult for people who aren't residents to patronize the restaurants and other businesses they will go elsewhere with their \$.

Crosswalks are not maintained

Great place to walk and calm place to walk.



Love Fenton like walking down it

\$ micro-grants to support small-scale businesses

Fenton Street? How can it be improved?



more difficult to bike

Glad bike lane is coming

Prefer walking on Fenton bc of scale, light. Potential in blocks south of SS Ave.

Loved to get rid of cars on that street. One lane for buses. Accommodate suppliers for B's



Not the best to bike, cars don't watch out for bikers, can't go on the sidewalk and not safe in street. No problem walking though

A lot of potential to continue experience in the area

A lot more comfortable to walk. Bring more housing. Get's Chaotic to walk in industrial towards college

When it rains bricks are very slippery

Crossing street isn't bad but could be better once construction is done



More walkability and small businesses

No issue walking and plenty of time to cross street

Not get rid of cars but maybe reduce the speed limit

Create more art murals or things to attract peds to come and see

Construction doesn't do a good job with re-stripping crosswalks

less slippery pavers

get rid of cars



creative businesses

potential sites for redevelopment



Fenton Street

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



Safeway Site

Invigorated the streetscape, changing the parking and inputting something else. Maybe a theater or some sort of class??

Add more life to the corner

sad, stinky, and not a place people enjoy walking pass

important to maintain the grocery function

stinky possibly bc of the dumpster in the ped walkway.

If a mixed use project like the one in Rockville on Rockville Pike and Bouic would be functional and an asset to the neighborhood

More lighting

Safeway in Kensington (case) - graphics to break up the massive look

More street lights make it more comfortable to walk down

We still need the grocery store. To keep it a walking community you need somewhere to buy your food

Kensington is a good concept. Make area more lively



add housing on top



Parking Garage 4 / Lots

better signage to enter
the garage.

Ways to break down
scale and provide
more variety,
increase community
building.

will still need
accessible
parking for
parking to
come in the
future

More places
for us to
gather as a
community

Maybe remove
parking from other
areas of the street
and encourage
people to utilize this
garage

Better signage
and markers to
increase
utilization

Top deck for
community
engagement

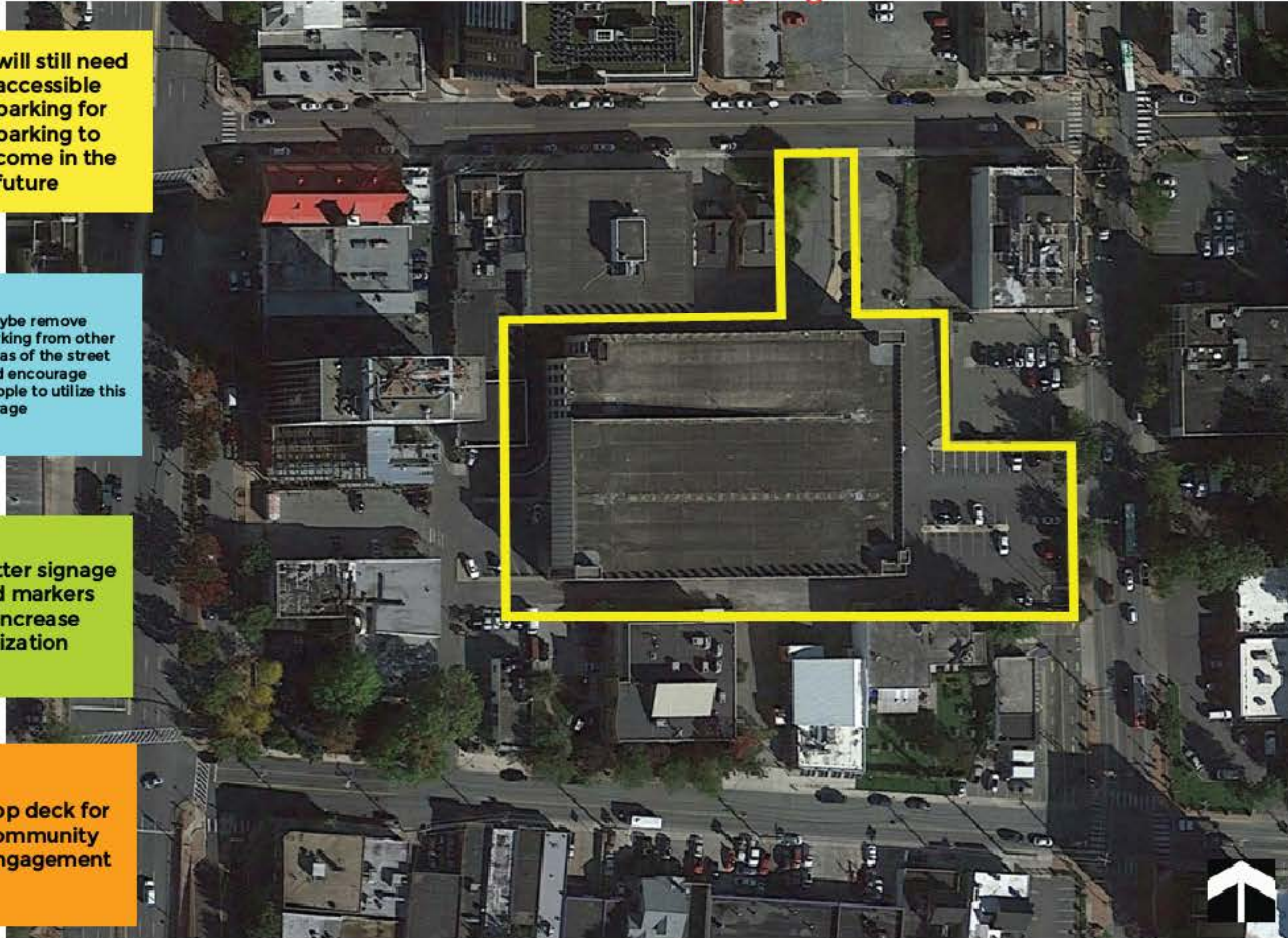
Need
more
parking

increase
community
building

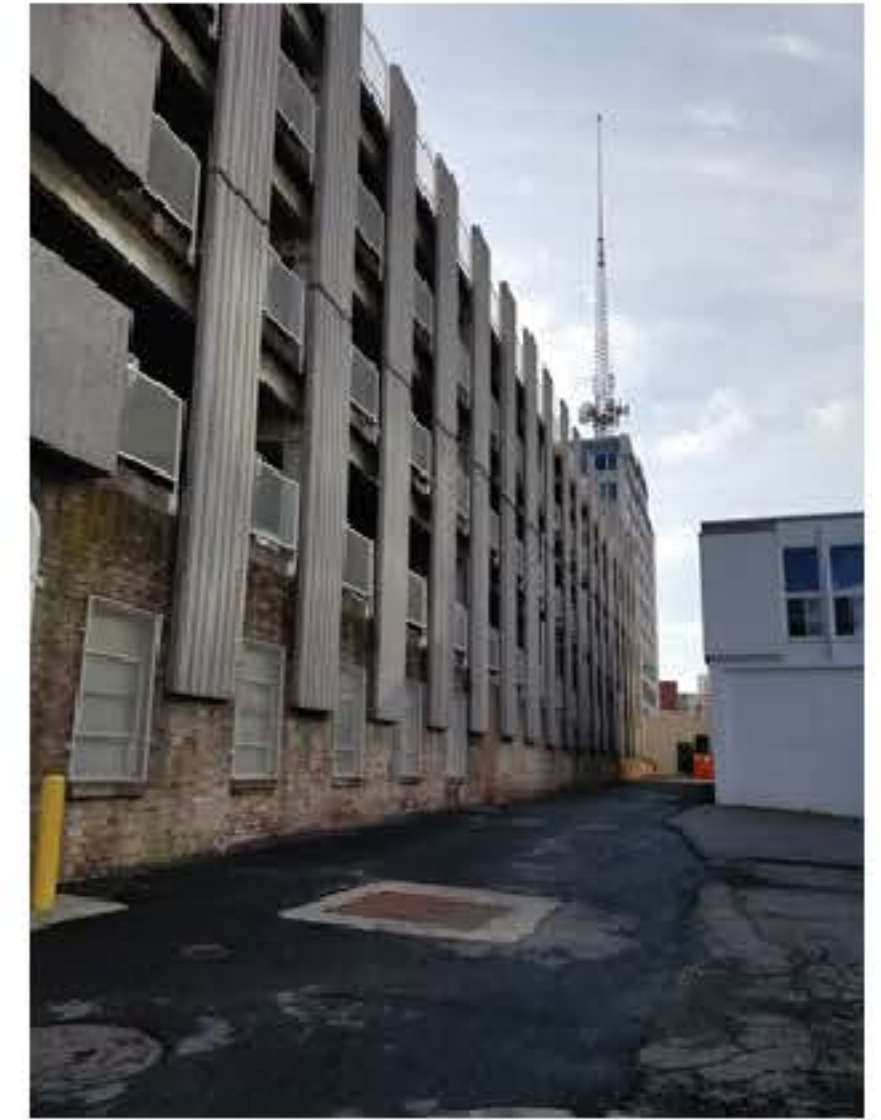


provide
places for
community
to gather

top deck =
farmer's
market +
other
activities/
community
events



Parking Garage 4 / Lots



Community Gardens / Agriculture

fencing issue =
repairs, need to be
maintained

consider
smaller
sizes plots

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.

Love the idea
of a
community
garden

Need to create
the space for
people to do
this

use
rooftops

find ways for
people to
interact while
gardening

So much to manage,
maybe consider
smaller sizes of
plots which can
have more people
utilizing the garden

So
much
weeds

love the
idea

building
and
strengthening
the
community

Fenced needs
to be
maintained so
it isn't an eye
sore

how can we
include
more
people
beyond
those who
lease the
space?

food trucks,
other
models
(more
inclusive)

convert
rooftops; >
options of
urban
gardening

See if we
convert
rooftops to
urban
gardening



Community Gardens / Agriculture

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



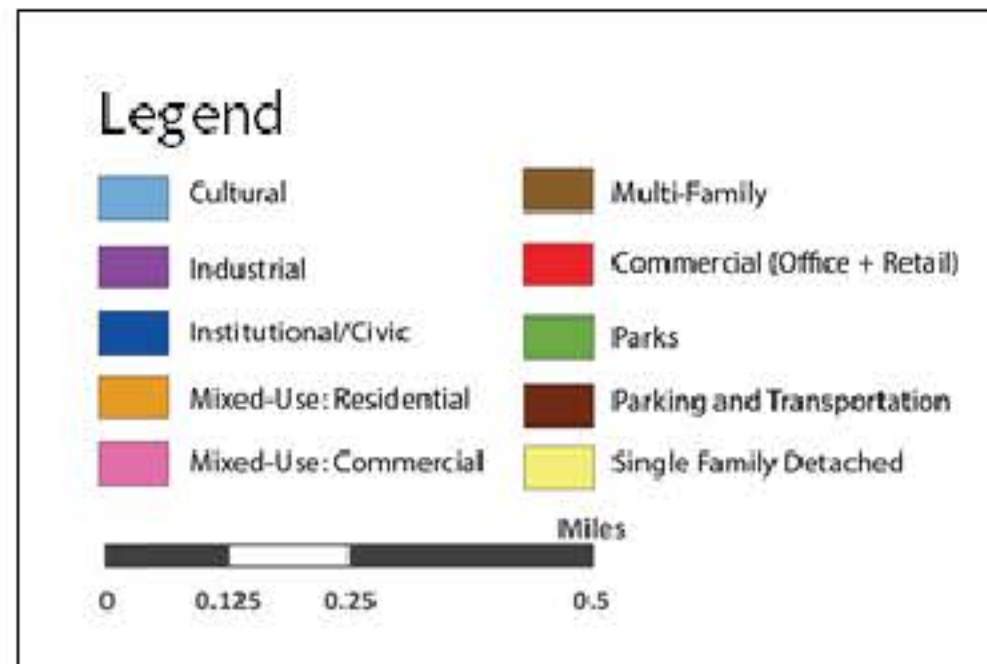
Fenton Village

What else do you want to talk about?

climate change + future: how are we building green? How can we be leaders? County has a lot of resources. Let's not lose this opportunity.

find a mechanism to make feasible for small businesses to stay in the area

Consider the future and be more green



What do we want to share during wrap-up?

What did we learn about the world?

What did we learn about ourselves?

What did we learn about each other?

What did we learn about the future?

What did we learn about the past?

What did we learn about the present?

What did we learn about the future?

What did we learn about the past?

What did we learn about the present?

What did we learn about the future?

What did we learn about the past?

What did we learn about the present?

