

# Silver Spring Downtown and Adjacent Communities Plan

## Map of Districts



## Ellsworth District

The Ellsworth District is the heart of Silver Spring. It is the primary activity center where people from all over the downtown, the county, and even the region come to shop, eat, enjoy entertainment, and just hang out. Veterans Plaza and Ellsworth Place are some of the most successful public spaces in the area; festivals, music events and a farmers' market regularly take place here. The Ellsworth District is bounded by Georgia Avenue to the Southwest, Wayne Avenue to the Southeast, Cedar street to the Northeast and Colesville Road to the Northwest. The District also includes Colesville Towers, with the border mid-block, between Colesville Towers and the former Library site at 8901 Colesville.

## Fenton Village

Fenton Village is a much-loved destination in Silver Spring - it is the place in the downtown that best celebrates the diversity that is one of the hallmarks of this urban area. It is characterized by smaller scale retail, a mix of residential types and a strong streetscape. Fenton Village is bounded by Wayne Avenue to the North, Georgia Avenue to the West, the Metrorail/CSX tracks to the Southwest, Burlington Avenue to the South. The Eastern boundary begins at Burlington Avenue and Fenton Street, where it follows Fenton Street North to Gist Avenue. Then, the boundary includes the commercial development to the East of Fenton Street mid-block, to exclude the single family homes to the East, until the boundary meets Wayne Avenue to the North.

## Metro Center

The area around the Paul G. Sarbanes Transit Center is the commercial center of Silver Spring and will continue to host some of the tallest buildings and the densest development in the downtown. The Metro Center district includes the Metrorail Station and the Transit Center, along with the immediate surrounding commercial development. This District is bounded by Georgia Avenue to the East. The Northern boundary follows the alleyway between the District Court and Metro Plaza, follows 2<sup>nd</sup> Avenue to Fidler Lane until Ramsey Avenue, where it follows Ramsey Avenue South and then follows mid-block between the Twin Towers and the commercial development along Colesville Avenue, until it meets the Northeast boundary at Georgia Avenue. The Southern boundary follows Ripley Street and Ramsey Avenue North until Wayne Avenue where the boundary follows Wayne Avenue East to Georgia Avenue.

## Ripley District

Over the last decade the Ripley area has emerged as a micro-neighborhood within the downtown. This is where people live to be close to everything, with parcels under development today and several more key opportunity sites. The Ripley District is bounded by the Metrorail/CSX tracks to the Southwest, Georgia Avenue to the East, Wayne Avenue to the North and Ripley Street and Ramsey Avenue to the West.

## South Silver Spring

South Silver Spring is a large district with a great diversity of housing types, commercial and educational uses, and public spaces, including Jesup Blair Park. The rail tracks separate this district from the rest of Downtown. South Silver Spring is bounded to the Southeast by the District of Columbia's border, along Eastern Avenue NW and Colesville Avenue to the North. The boundary to the Northeast follows East-West Highway South from Colesville and just beyond the Metrorail station, continues to the Metroail/CSX tracks. The boundary follows the Metrorail/CSX tracks until it reaches Burlington Avenue, where the boundary follows Burlington Avenue East to Fenton Street, until the intersection of Takoma Avenue. The boundary follows Takoma Avenue until it intersects with the District of Columbia border.

## Downtown North

The area north of Colesville Road includes a mix of housing types, commercial, institutional, and civic uses, as well as retail and entertainment uses including the Fillmore concert venue. Downtown North is bounded by Spring Street to the Northwest, Metrorail/CSX tracks to the Southwest, and Colesville Road to the East. Downtown North also includes the United Therapeutics campus along Spring Street and Cole Spring Plaza, with the boundary mid-block, excluding the single-family homes to the North. The southern boundary is defined by the Metro Center District boundary.

## Falklands District

The historic Falklands apartments hold a foundational place in the development of Silver Spring and have provided first homes to generations of residents. This District is bounded by 16<sup>th</sup> Street to the West, the Metrorail/CSX tracks to the Northeast and Colesville Road to the South. This District does not include the commercial development at the Metrorail Station and only includes the residential units of the Falklands apartments.

## Adjacent Communities

These blocks include portions from four distinct established neighborhoods: Woodside, Woodside Park, Seven Oaks-Evanswood and East Silver Spring. The Adjacent Communities District includes the residential neighborhoods outside of the commercial part of Downtown Silver Spring and has two parts. The first is within the Woodside neighborhood, contained by the Metrorail/CSX tracks, 1<sup>st</sup> Avenue, Ballard Street and Spring Street. The second and larger portion extends to the East of the commercial district, beginning mid-block, between Fairview Road, Spring Street and S. Noyes Drive. Then, the boundary continues to S. Noyes Drive across the block (parallel to Colesville Road) to North Noyes Drive. The boundary then extends east across Colesville Road to Ellsworth Drive and Mayfair Place to Pershing Drive and continues east along Woodside Parkway until it intersects with Dale Drive. The boundary extends south along Dale Drive, crossing over Wayne Avenue to Bonifant Street, where it follows Bonifant Street southwest until it intersects with Cedar Street. The boundary extends south along Houston Street until it intersects with Thayer Street, where it extends west along Thayer Street until it intersects with Grove Street. The eastern boundary continues south along Grove Street until it intersects with Sligo Avenue. The boundary again continues south along Woodbury Drive until it intersects with Fenton Street.