

NEWELL STREET STUDIES

COMMUNITY OUTREACH
LISTENING SESSION



Project contact: Matt Johnson Project Manager

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Presenter: Dan Avrit Landscape Architect

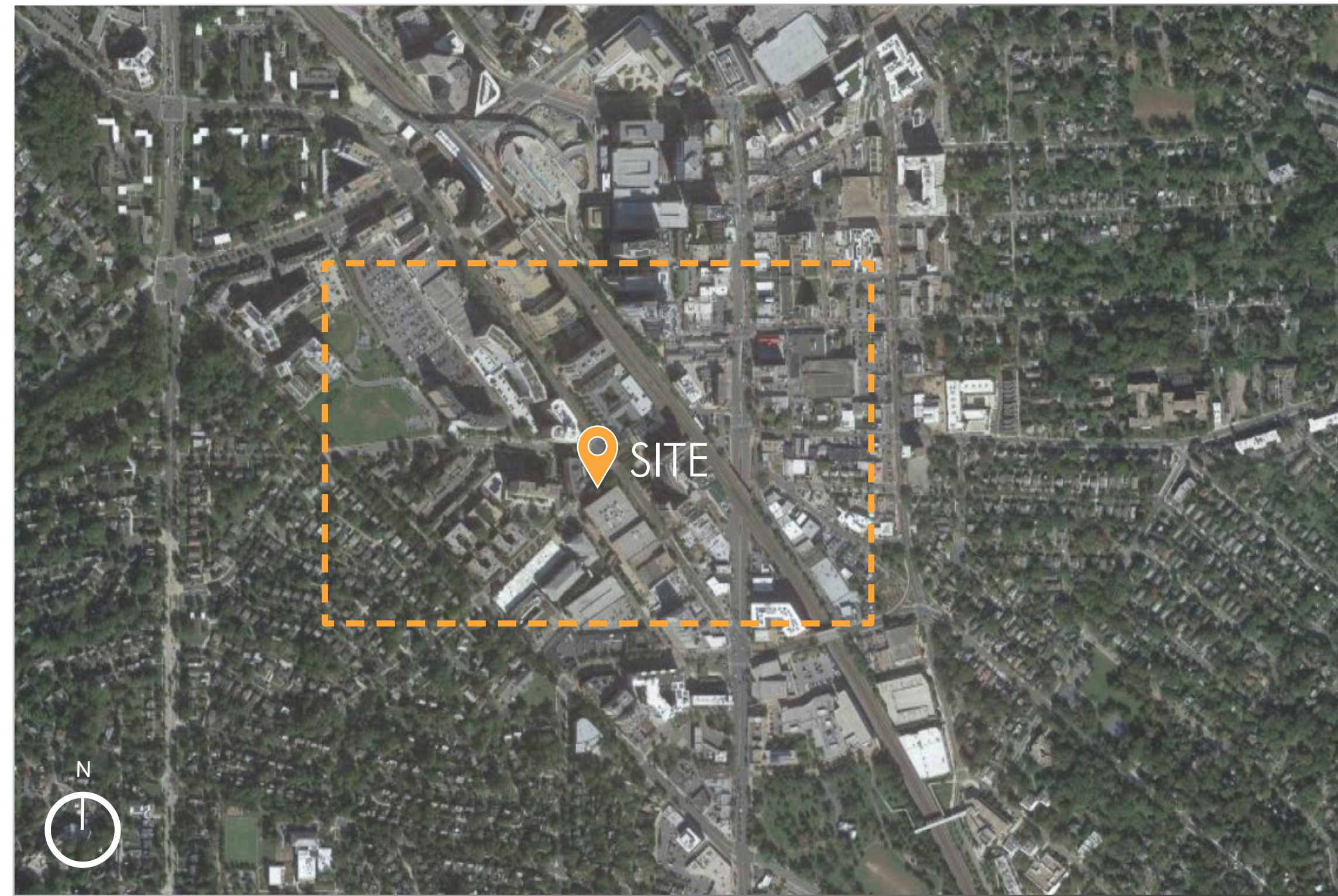
Principal, ParkerRodriguez, Inc.

The Montgomery County Department of Transportation is conducting a feasibility study for Newell Street between Kennett Street and East-West Highway to explore potential options to enhance the streetscape, expand recreational space adjacent to Acorn Park, and improve the pedestrian experience, as well as considerations for vehicular traffic. This initial meeting will allow you to give us feedback about your priorities for the space and reflect on some basic concepts. We look forward to your input.

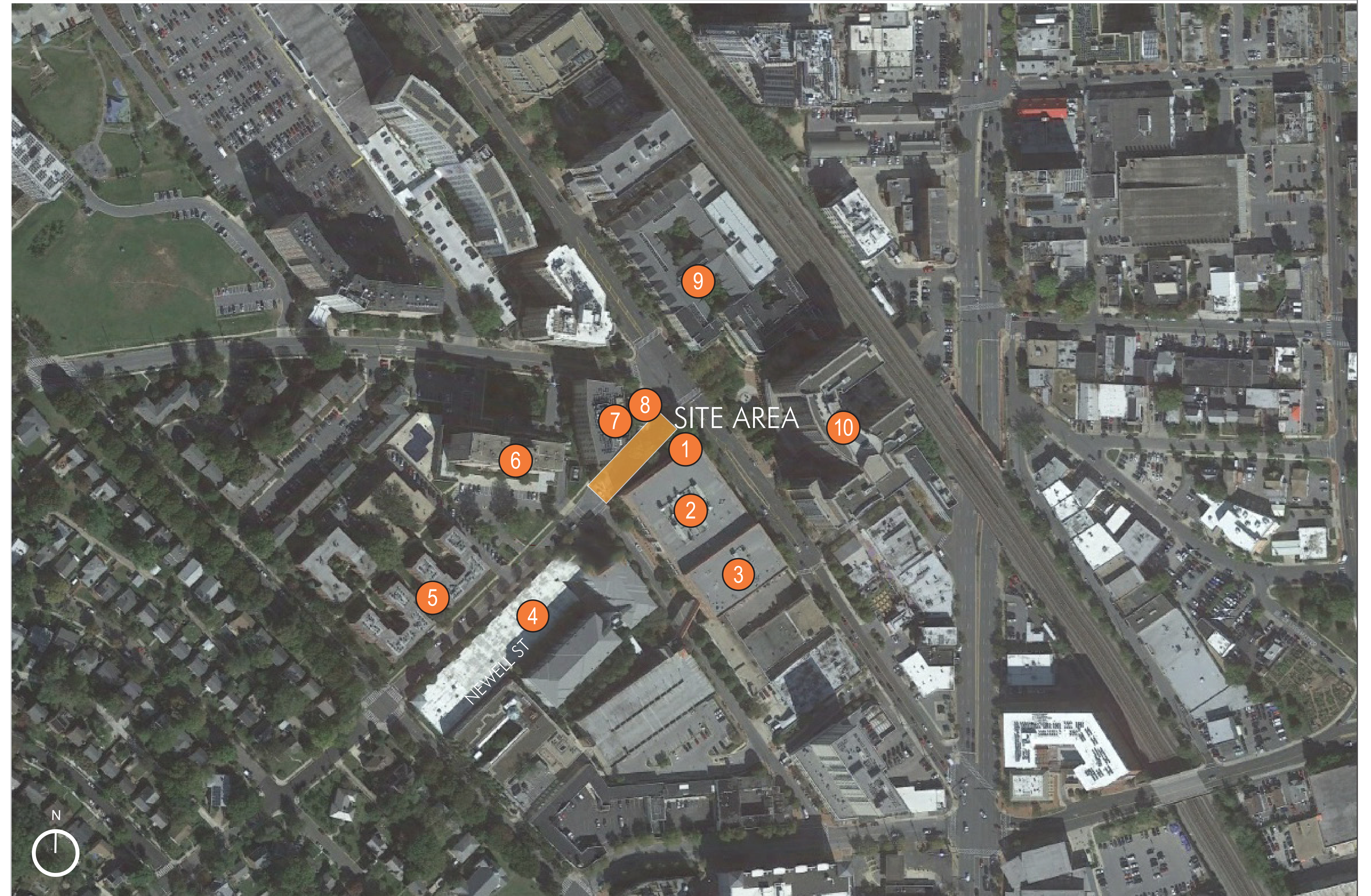
The concepts that will be presented are to assist with discussion. Based on input from this meeting, the team will work to refine and develop additional concepts before coming back for another community meeting in a few months.

NEWELL STREET STUDIES

SITE CONTEXT & LOCATION



ADJACENT NEIGHBORHOODS

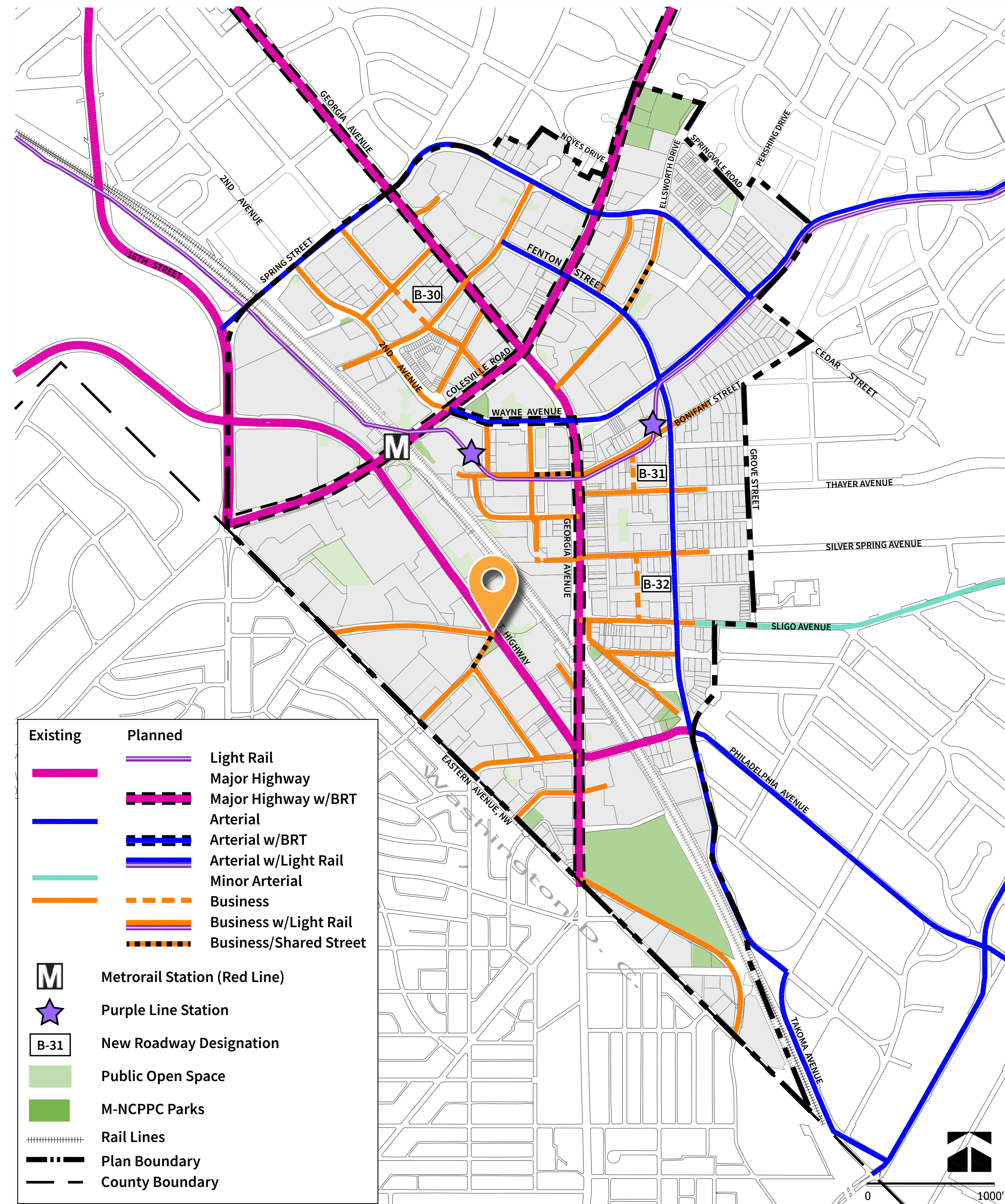


LEGEND

-  SITE AREA
-  1 ACORN URBAN PARK
-  2 DISCOVERY, INC.
-  3 ZIPCAR
-  4 EXTRA SPACE STORAGE
-  5 SPRING GARDEN APARTMENTS
-  6 MICA CONDOMINIUMS
-  7 ARGENT APARTMENTS
-  8 ARGENT PARK
-  9 SILVERTON CONDOMINIUMS ASSOCIATION
-  10 THE VERIDIAN APARTMENTS

NEWELL STREET STUDIES

SILVER SPRING MASTER PLAN



ROAD CLASSIFICATIONS



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Date 10/10/2023

NEWELL STREET STUDIES

SILVER SPRING MASTER PLAN



GREEN LOOP

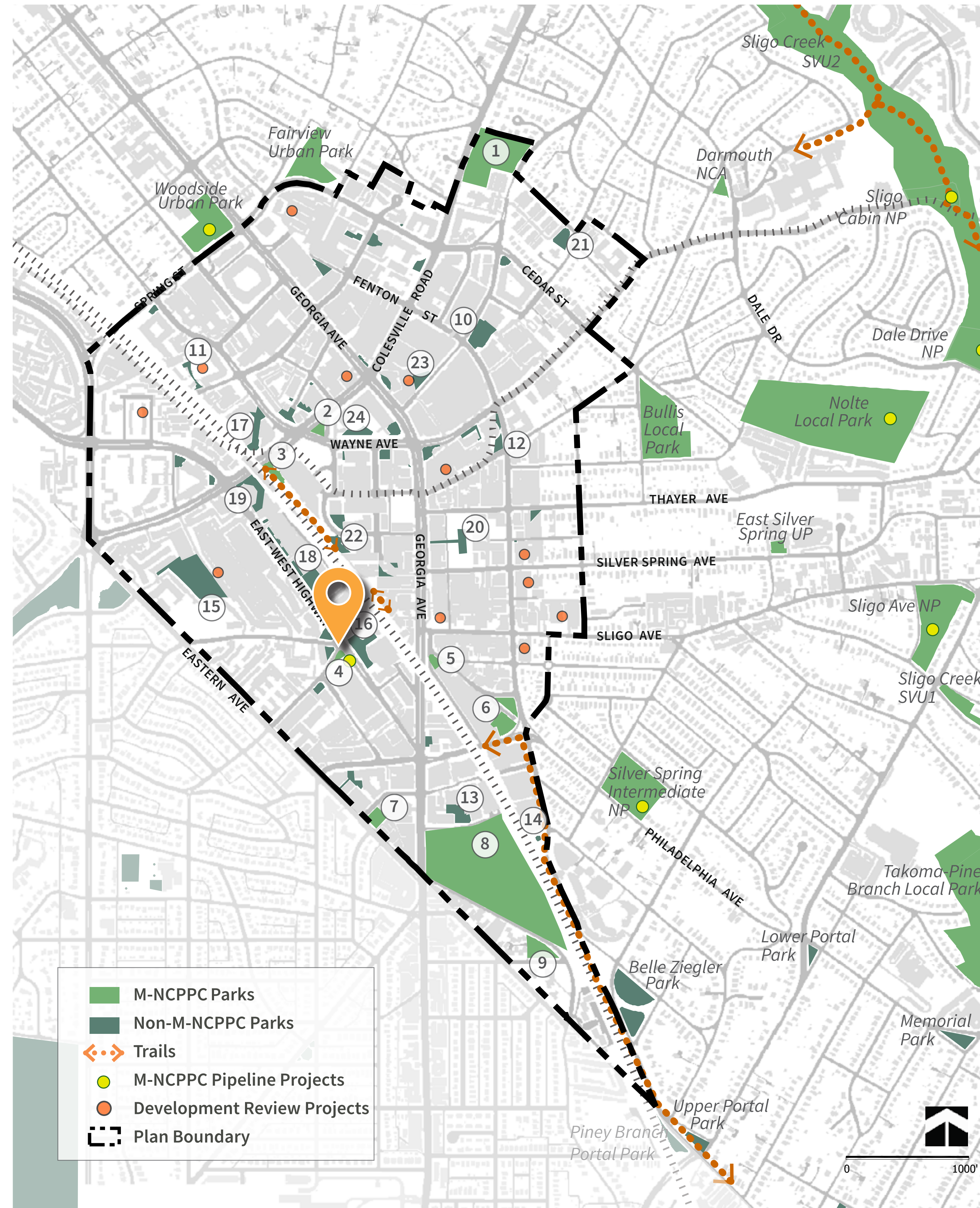


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NEWELL STREET STUDIES

SILVER SPRING MASTER PLAN



EXISTING PARKS & PUBLIC SPACE



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NEWELL STREET STUDIES

SILVER SPRING MASTER PLAN



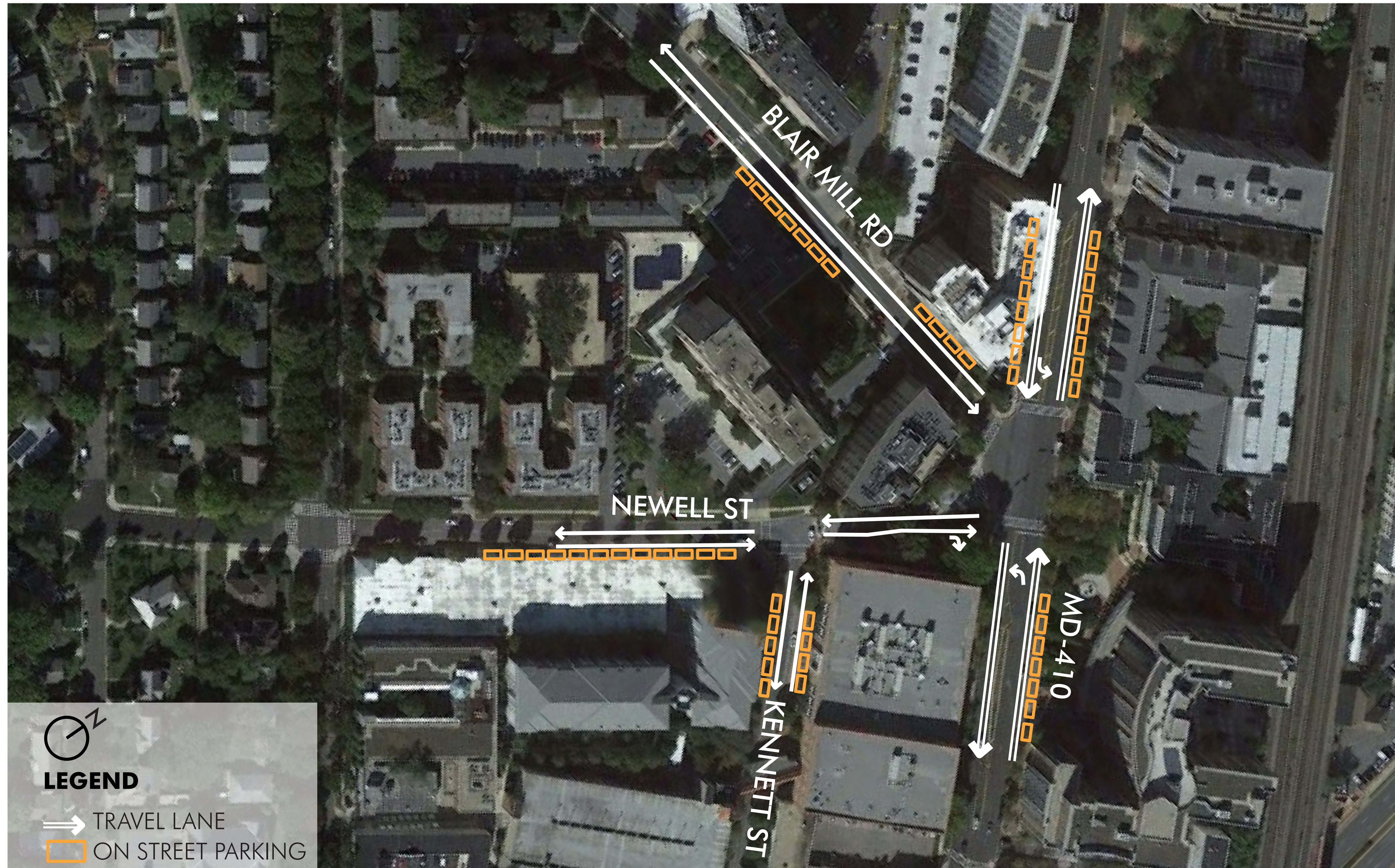
SOUTH SILVER SPRING OPEN SPACE



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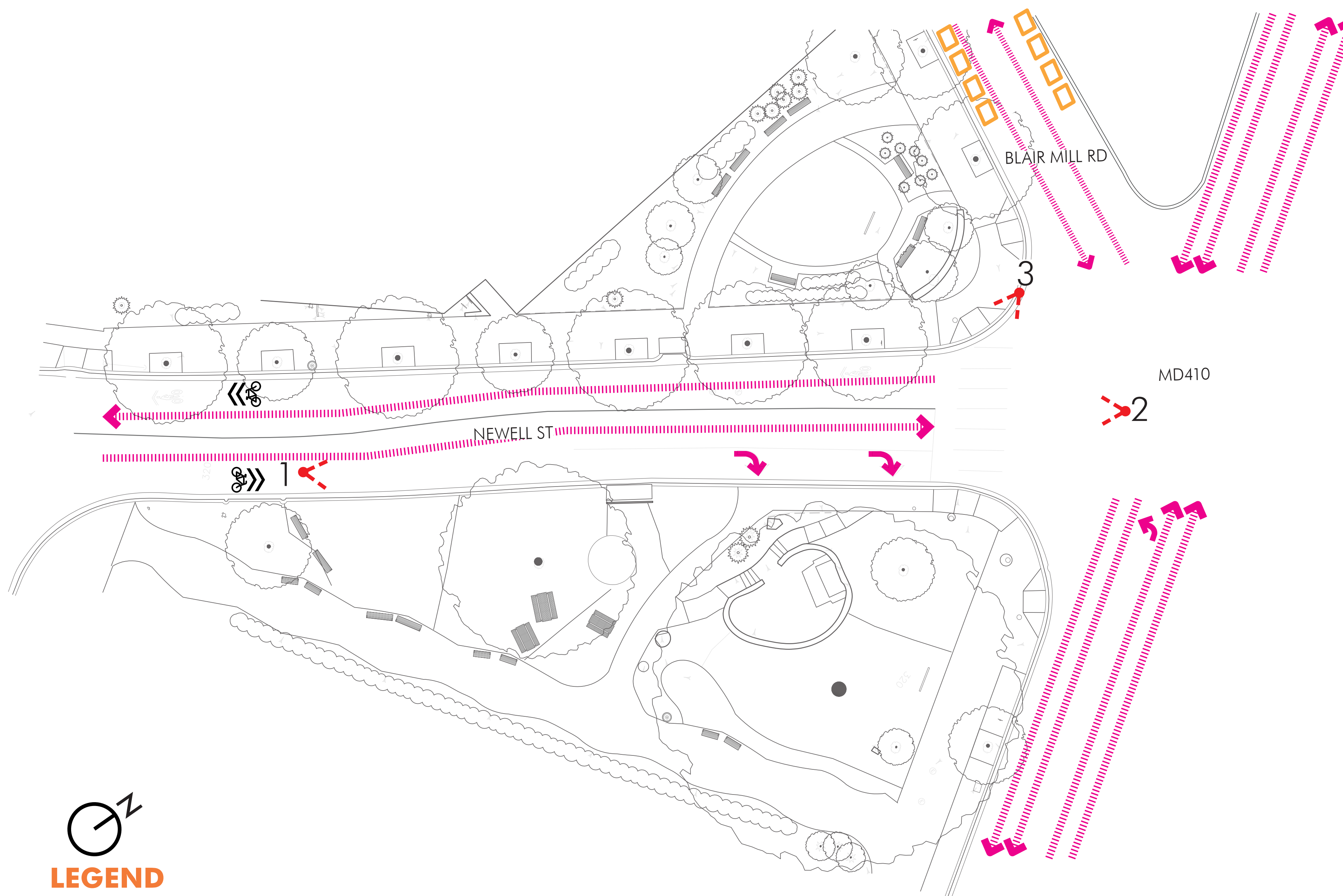
NEWELL STREET STUDIES

SITE ANALYSIS



NEWELL STREET STUDIES

SITE ANALYSIS



LEGEND

-  TRAVEL LANE
-  ON STREET PARKING
-  BIKE SHARED



VIEW 1



VIEW 2



VIEW 3

CIRCULATION ANALYSIS

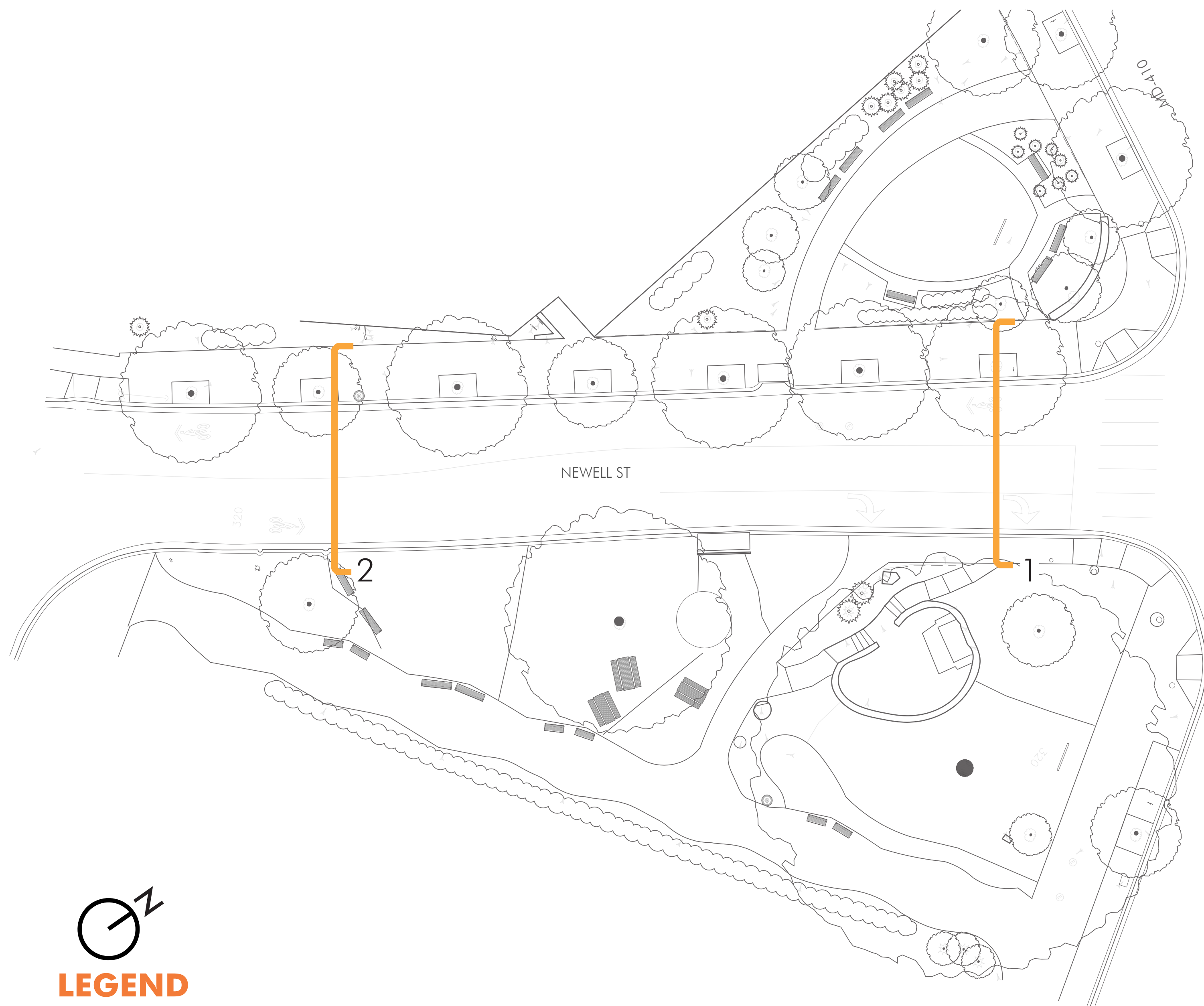


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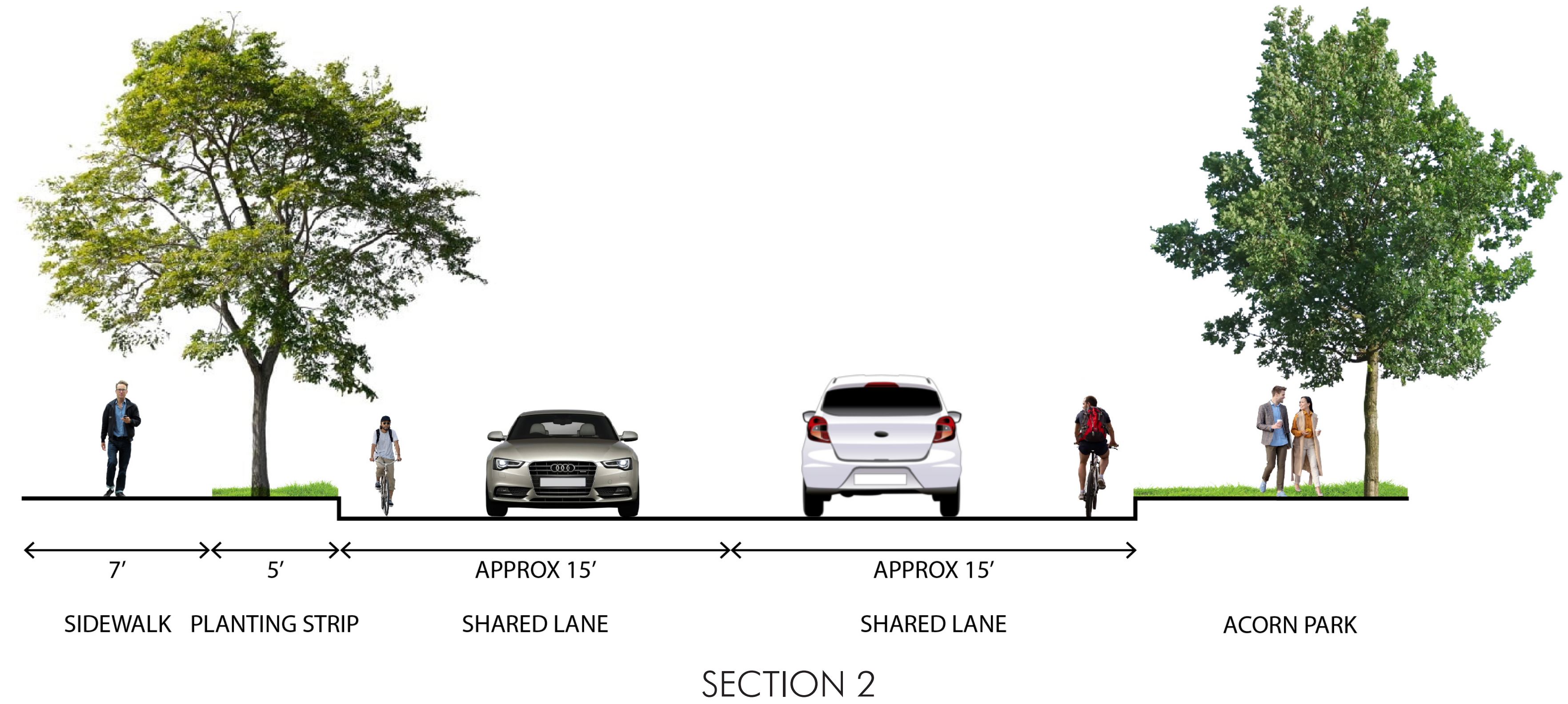
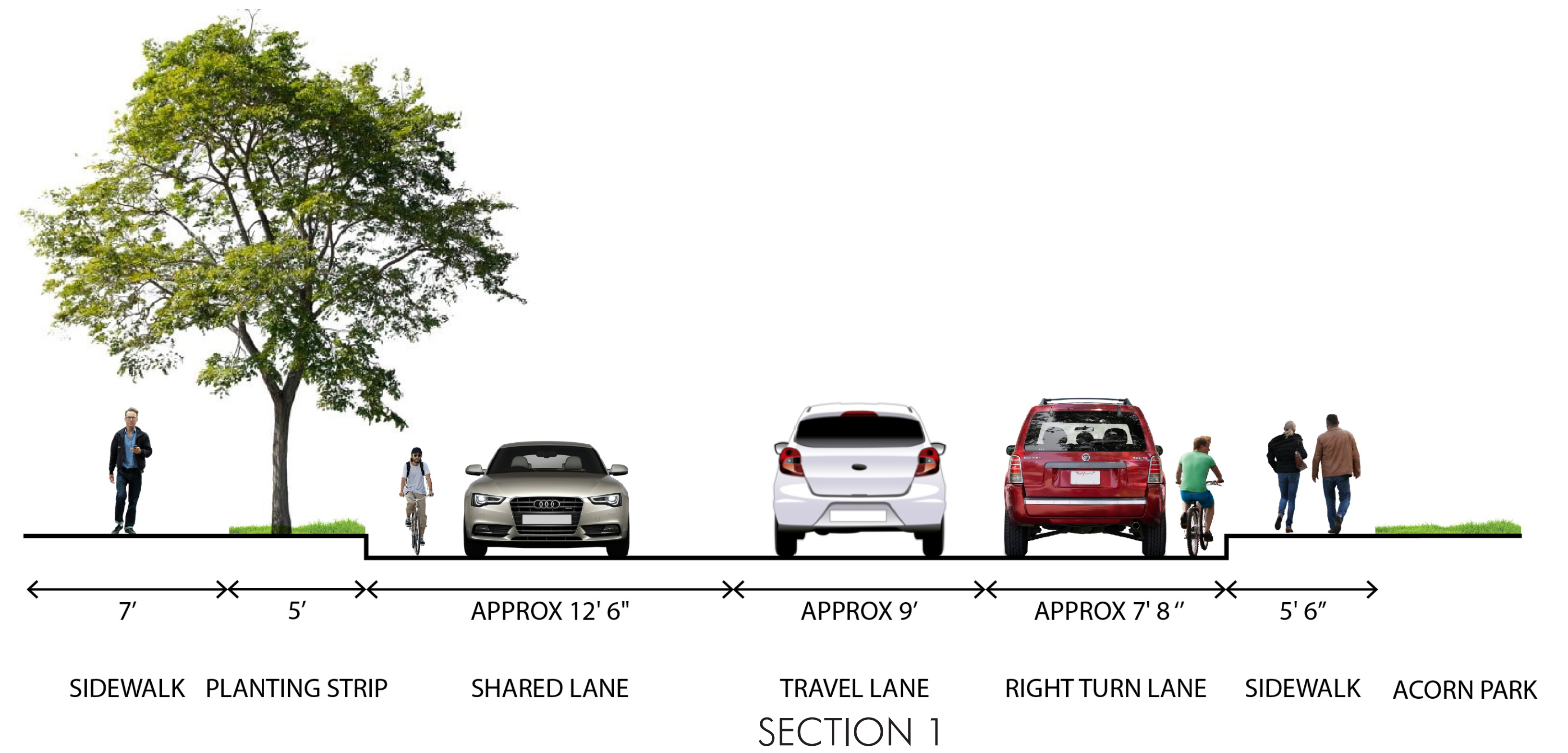
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NEWELL STREET STUDIES

SITE ANALYSIS



SECTION LINE



SECTION ANALYSIS

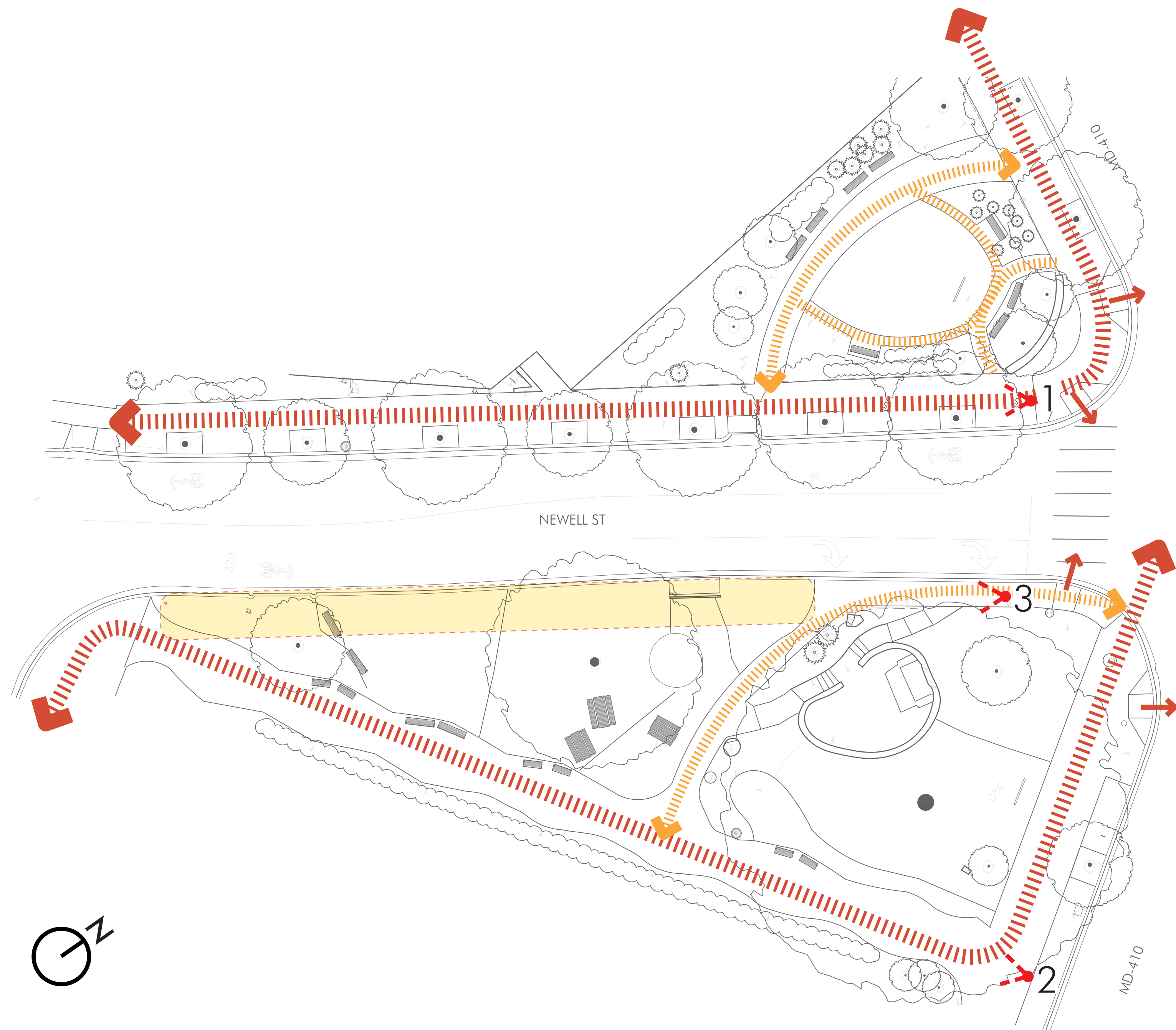


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NEWELL STREET STUDIES

SITE ANALYSIS



- LEGEND**
-  SIDEWALK
 -  INTERNAL PATH
 -  LACK OF SIDEWALK

VIEW 1



VIEW 2



VIEW 3



SIDEWALK ANALYSIS

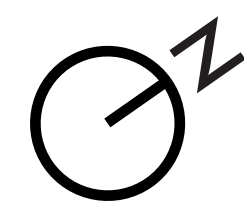
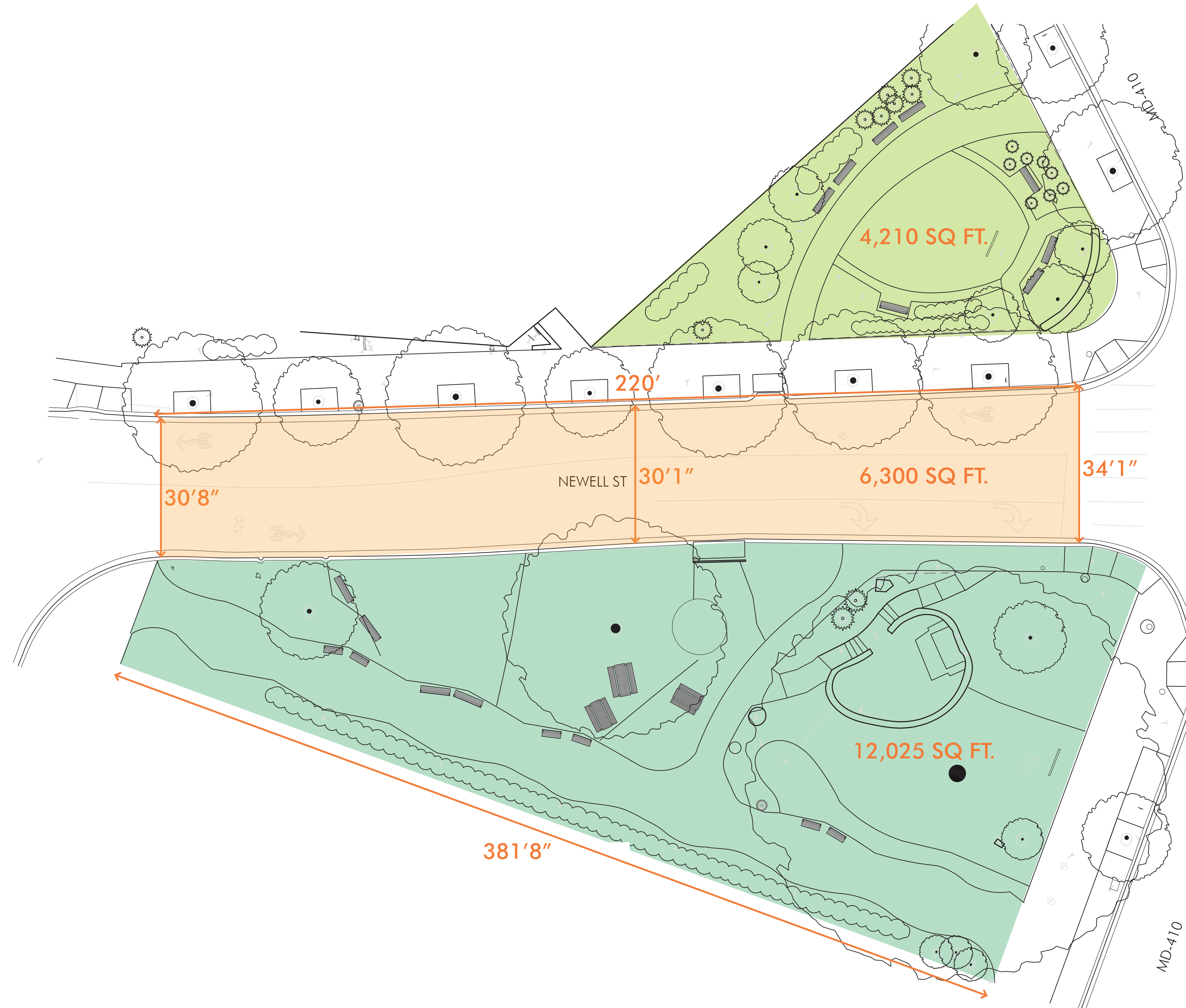


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NEWELL STREET STUDIES

SITE ANALYSIS



LEGEND

- ACORN URBAN PARK
- ARGENT PARK
- SITE

DIMENSION ANALYSIS

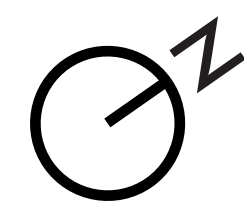


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NEWELL STREET STUDIES

SITE ANALYSIS



LEGEND

- CONTOUR
- 320.56 GRADE SPOT
- 3% SLOPE

GRADING ANALYSIS

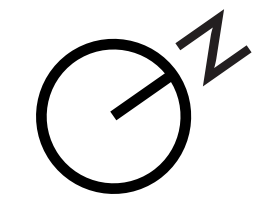
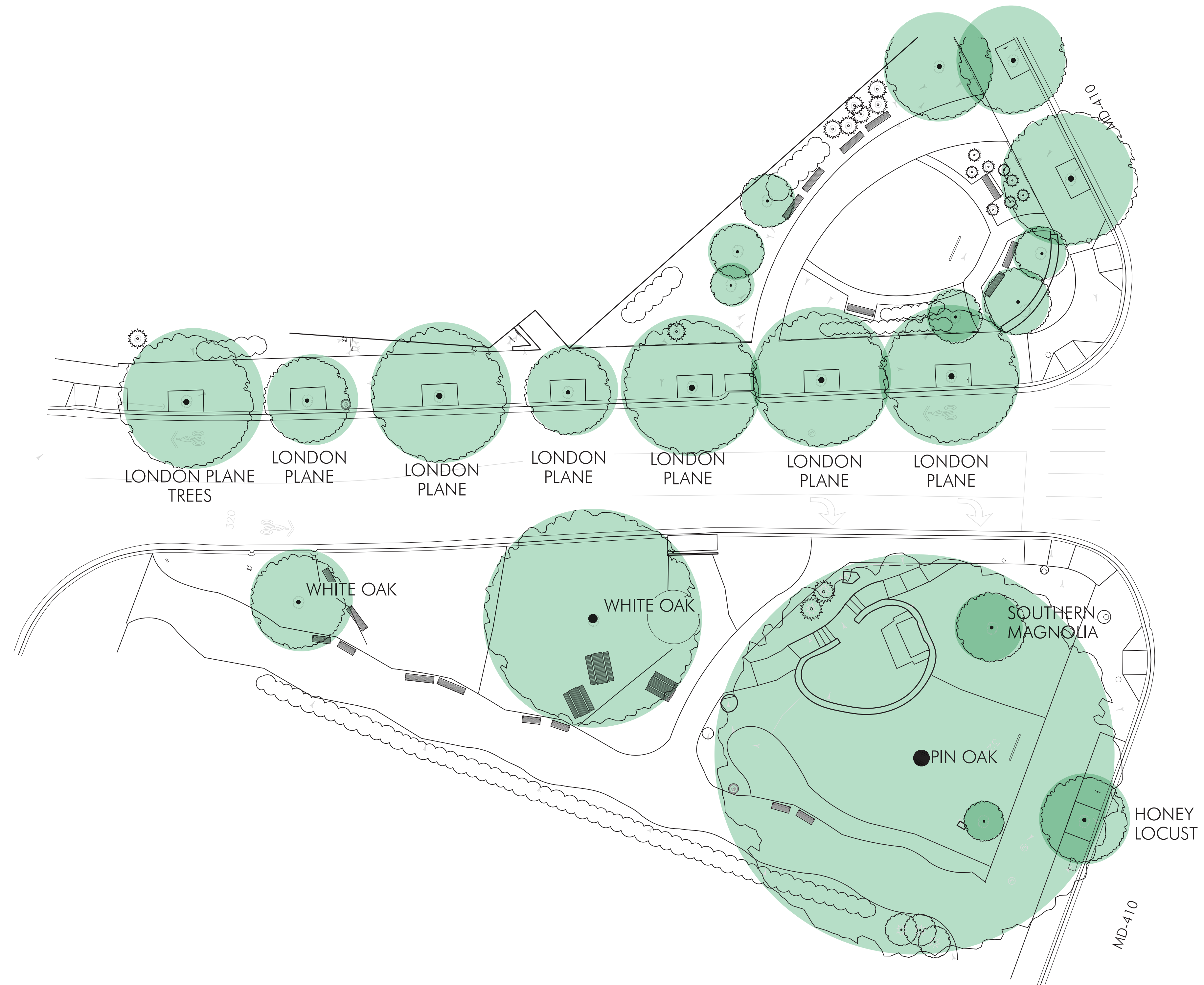


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NEWELL STREET STUDIES

SITE ANALYSIS



LEGEND

- EXISTING TREES

EXISTING TREES ANALYSIS

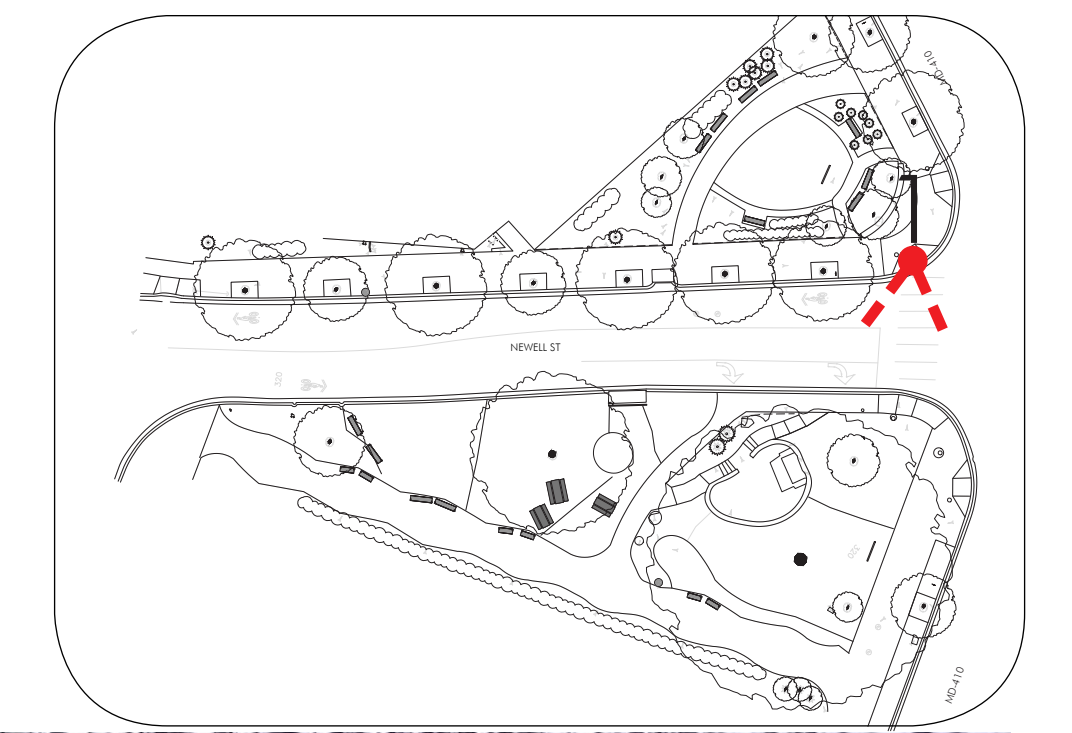


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SITE ANALYSIS



VIEW 1



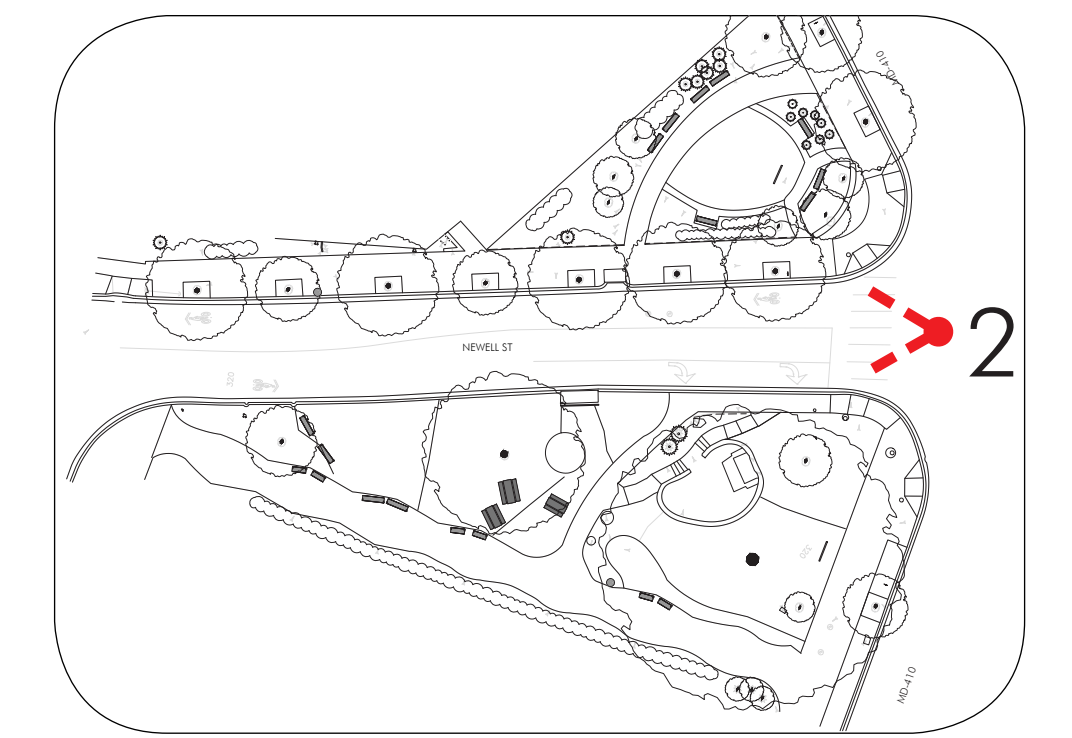
EXISTING TREES ANALYSIS



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NEWELL STREET STUDIES

SITE ANALYSIS



VIEW 2



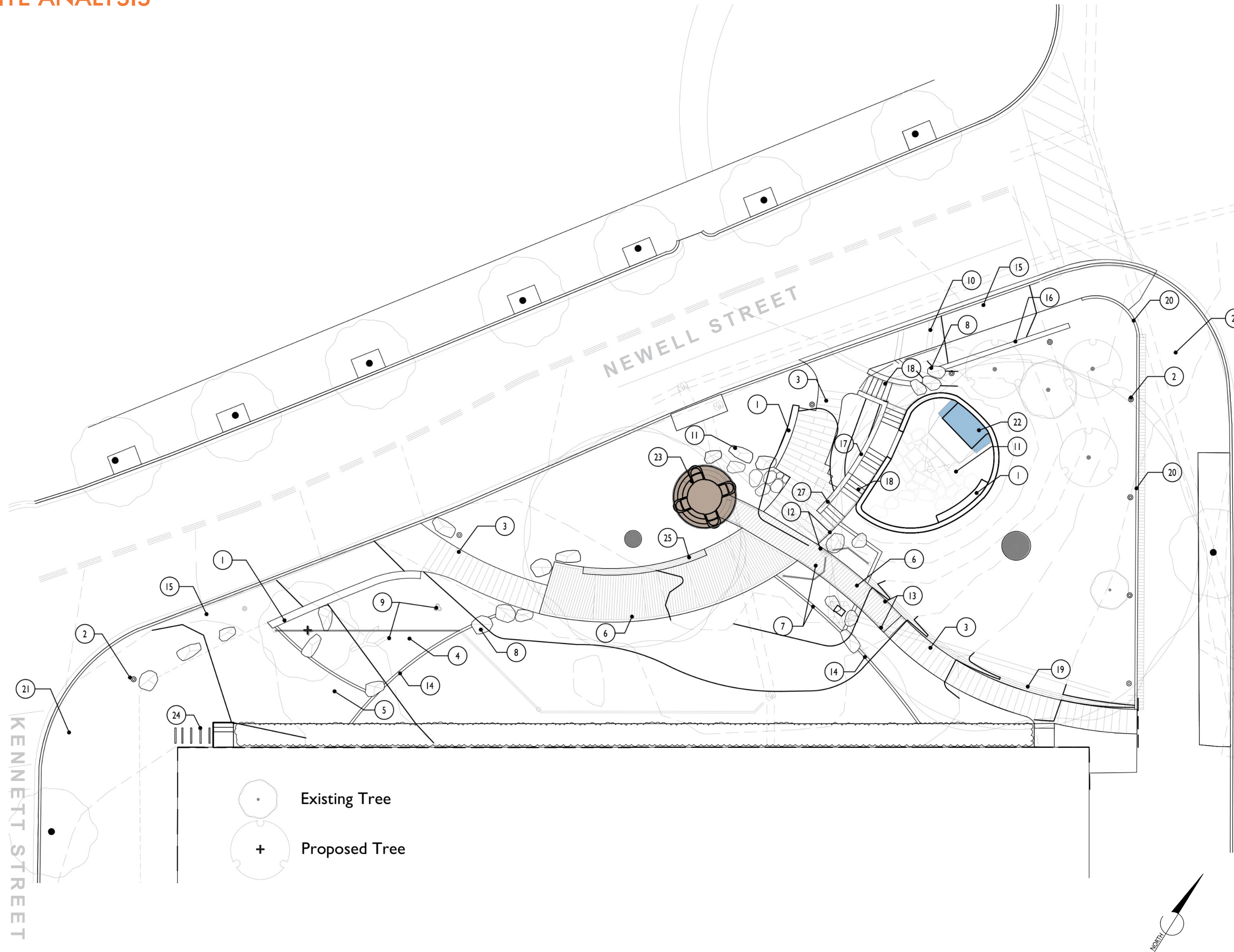
EXISTING TREES ANALYSIS



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NEWELL STREET STUDIES

SITE ANALYSIS



SYMBOL	DESCRIPTION	DETAIL
1	Stone seat wall	2
2	Light pole, typ.	11
3	Stone Paving	3
4	Engineered wood fiber with SWM	
5	Play surface	
6	Wood decking on helical piers	4
7	Concrete wall	7
8	Natural boulder	
9	Play equipment	1
10	Decorative paving band	
11	Natural stepping stone	
12	Decorative guardrail	6
13	Handrail	
14	Flush concrete curb	
15	Brick sidewalk-New	
16	Stone wall-low	
17	Stone veneer retaining wall	8
18	Stone stairs	9
19	Stone runnel	10
20	Granite curb	
21	Existing brick sidewalk	
22	Cleaned and restored Spring	
23	Decorative lighting in Acorn	
24	Bike racks	
25	Wood bench	5
27	Interpretive Panel	

ACORN URBAN PARK RENOVATION



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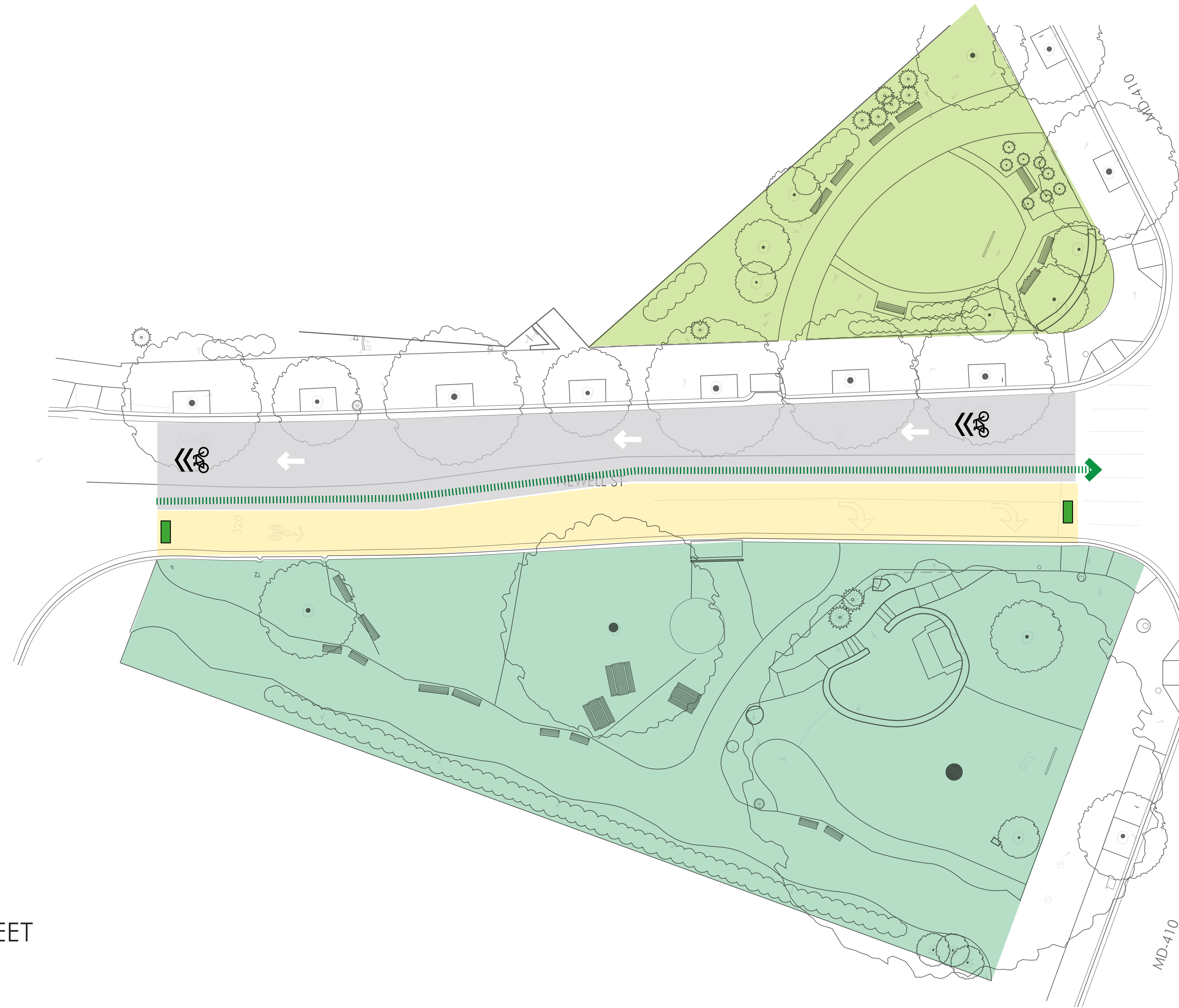
NEWELL STREET STUDIES

OBJECTIVES

- Create Spaces that encourage and promote social interaction
- Create Passive spaces for individual enjoyment
- Provide a variety of functions for users of different ages and mobility levels (Inclusive/ Universal)
- Provide safe and pleasant pedestrian connectivity to other parks and the neighborhood
- Design for a unique urban living opportunities not present in the area (examples games, fun seating, farmers market, food trucks, dog exercise area, garden plots, etc.)
- Provide a unique destination within Silver Spring
- Complement the existing Acorn Park
- Helps to define character and identity of the area or celebrate its legacy
- Support Public Transportation and Bicycling
- Integrate Sustainable Practices into the Landscape

NEWELL STREET STUDIES

CONCEPT 1- ONE WAY SHARED STREET



LEGEND

-  BIKE LANE
-  SHARED PEDESTRIAN STREET
-  ACORN URBAN PARK
-  ARGENT PARK
-  SHARED BIKE LANE
-  PLANTER/ BOLLARD

CONCEPT PLAN



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Date 10/10/2023

NEWELL STREET STUDIES

CONCEPT 1 - ONE WAY SHARED STREET

PROGRAM & ACTIVITIES

- Convert portion of the existing pavement to community uses.
- Maintain one way circulation at select times.
- Demarcate the street with paint, graphics, landscape elements and street furnishings.



PRECEDENT IMAGERY



Date 10/10/2023

NEWELL STREET STUDIES

CONCEPT 2- ONE WAY SHARED STREET & EXPAND PARK



LEGEND

- BIKE LANE
- SHARED PEDESTRIAN STREET
- ACORN URBAN PARK
- ARGENT PARK
- SHARED BIKE LANE
- NEW CURB LINE

CONCEPT PLAN



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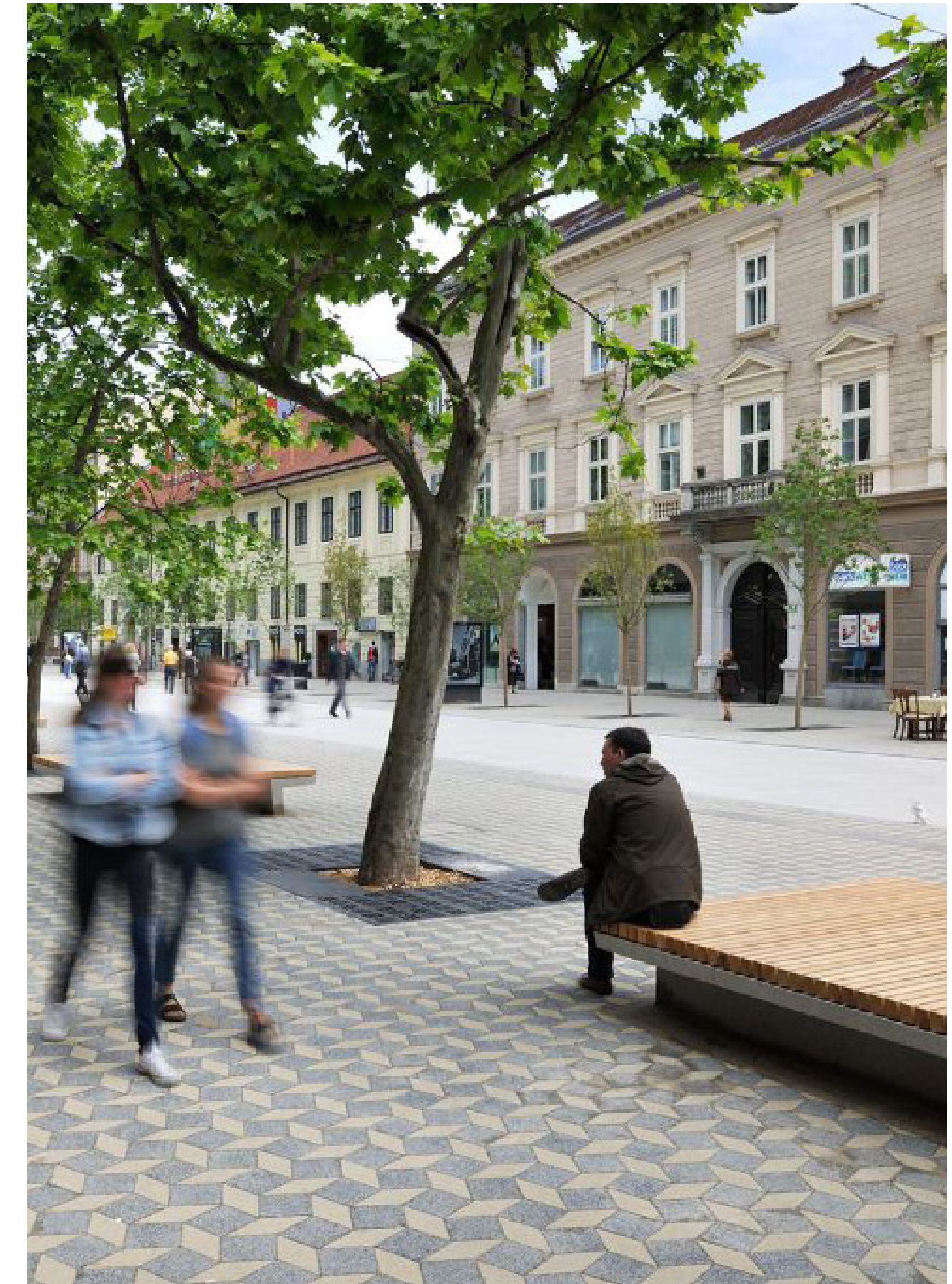
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NEWELL STREET STUDIES

CONCEPT 2 - ONE WAY SHARED STREET & EXPAND PARK

PROGRAM & ACTIVITIES

- Narrow street and establish a new curb line along Acorn Park.
- Maintain one way car and two way bicycle circulation at all times.
- Expand Acorn Park to the new curb line with landscape and park improvements.



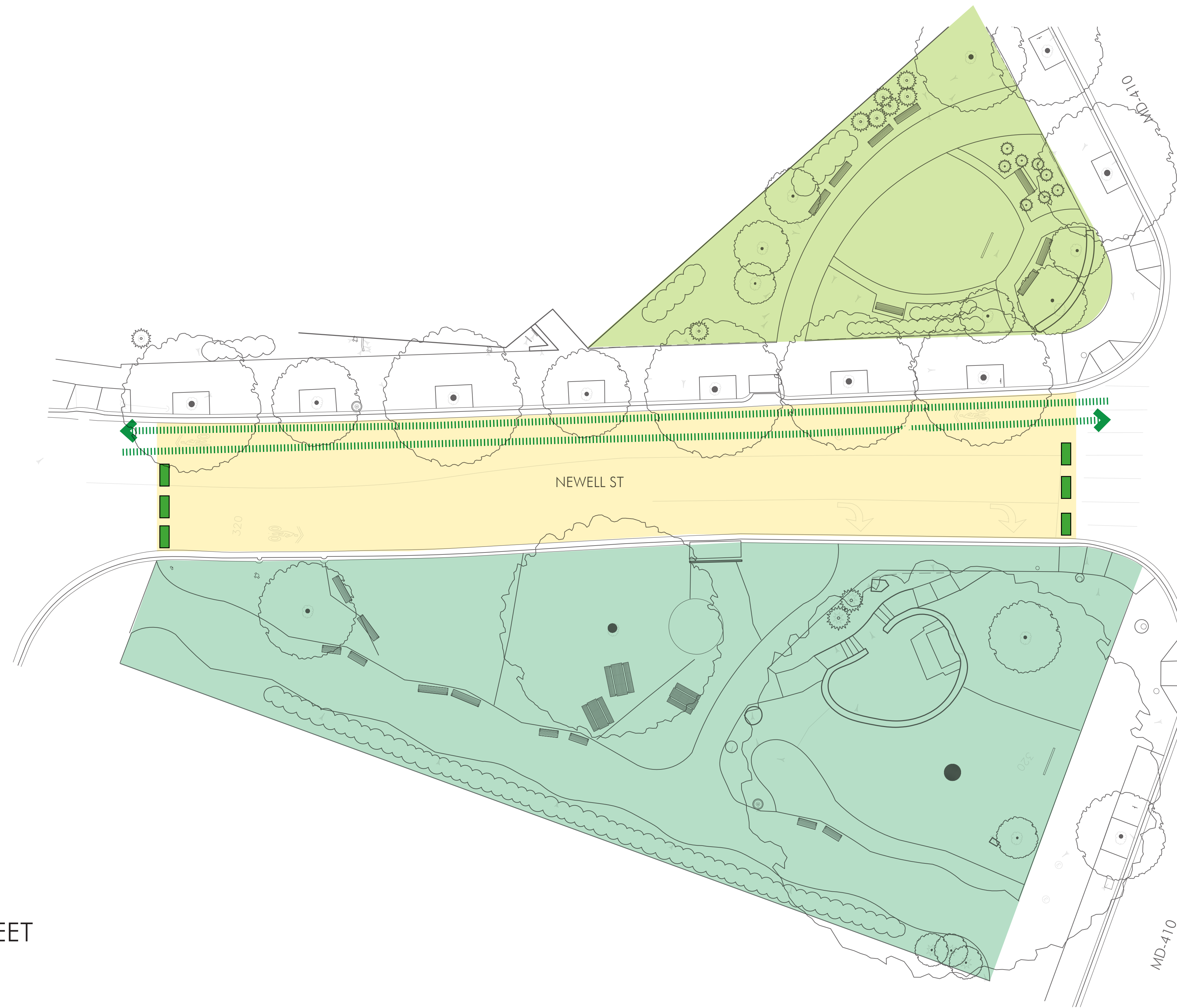
PRECEDENT IMAGERY



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NEWELL STREET STUDIES

CONCEPT 3 - PEDESTRIAN STREET WITH BIKE LANE



LEGEND

- BIKE LANE
- SHARED PEDESTRIAN STREET
- ACORN URBAN PARK
- ARGENT PARK
- PLANTER/ BOLLARD

CONCEPT PLAN



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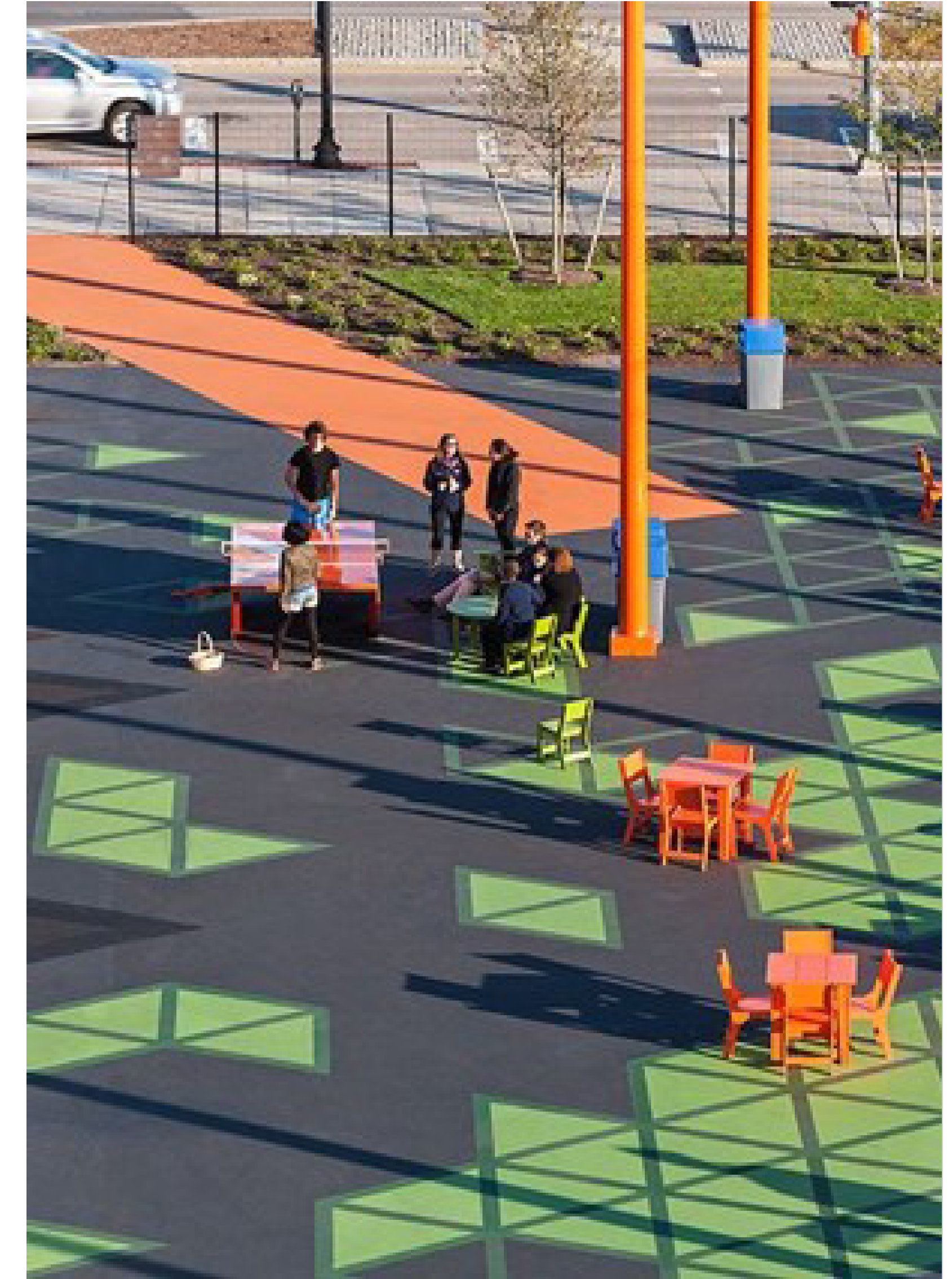
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NEWELL STREET STUDIES

CONCEPT 3- PEDESTRIAN STREET WITH BIKE LANE

PROGRAM & ACTIVITIES

- Close street to cars but keep the street intact.
- Removable bollards or planters would allow the street to be used for markets, street fairs, etc.
- Demarcate uses within the street with paint, graphics, landscape elements and street furnishings.



PRECEDENT IMAGERY

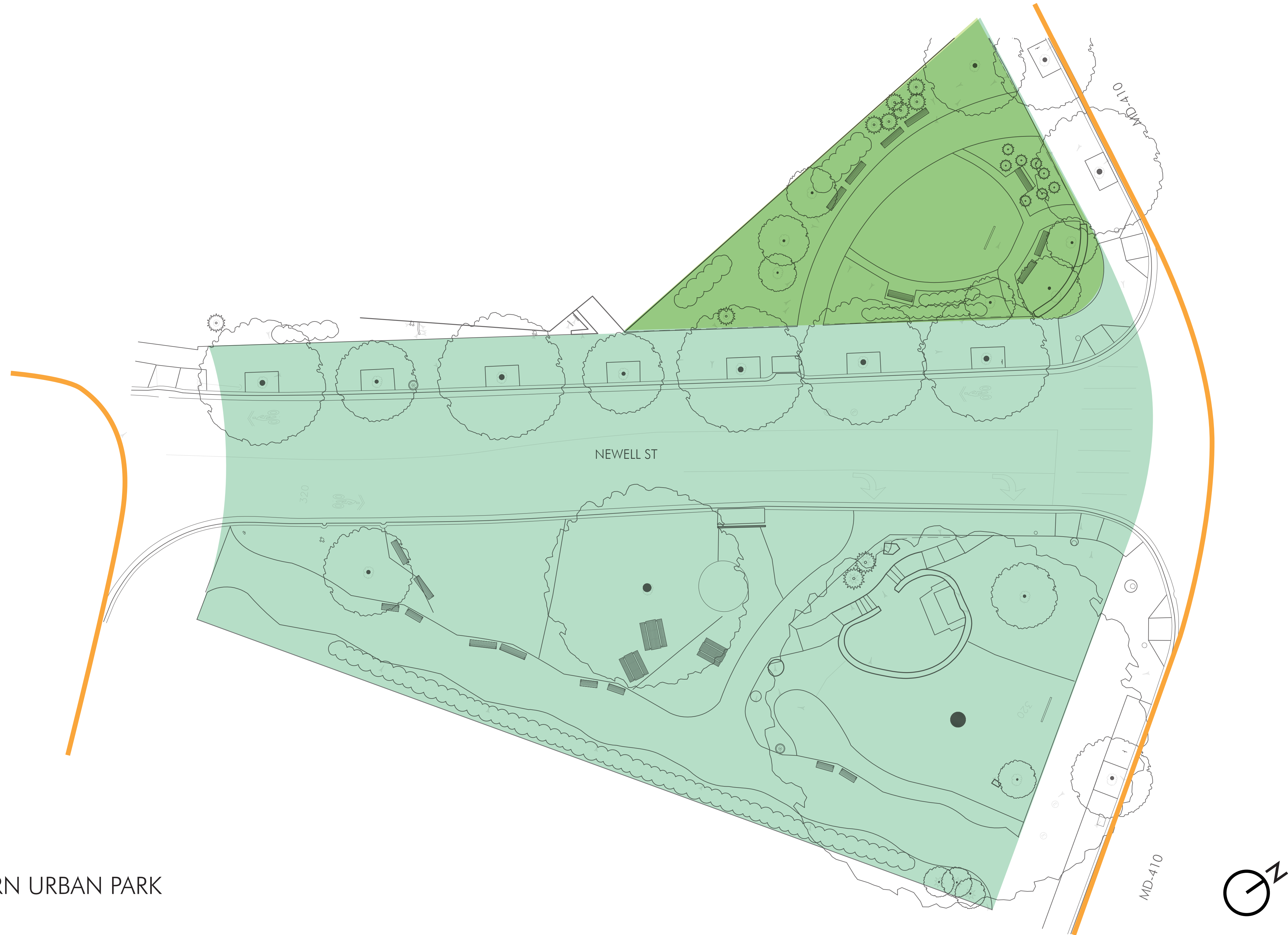


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CONCEPT 4 - CONVERT STREET TO A PERMANENT PARK



LEGEND

-  EXPANDED ACORN URBAN PARK
-  ARGENT PARK
-  NEW CURB LINE

CONCEPT PLAN



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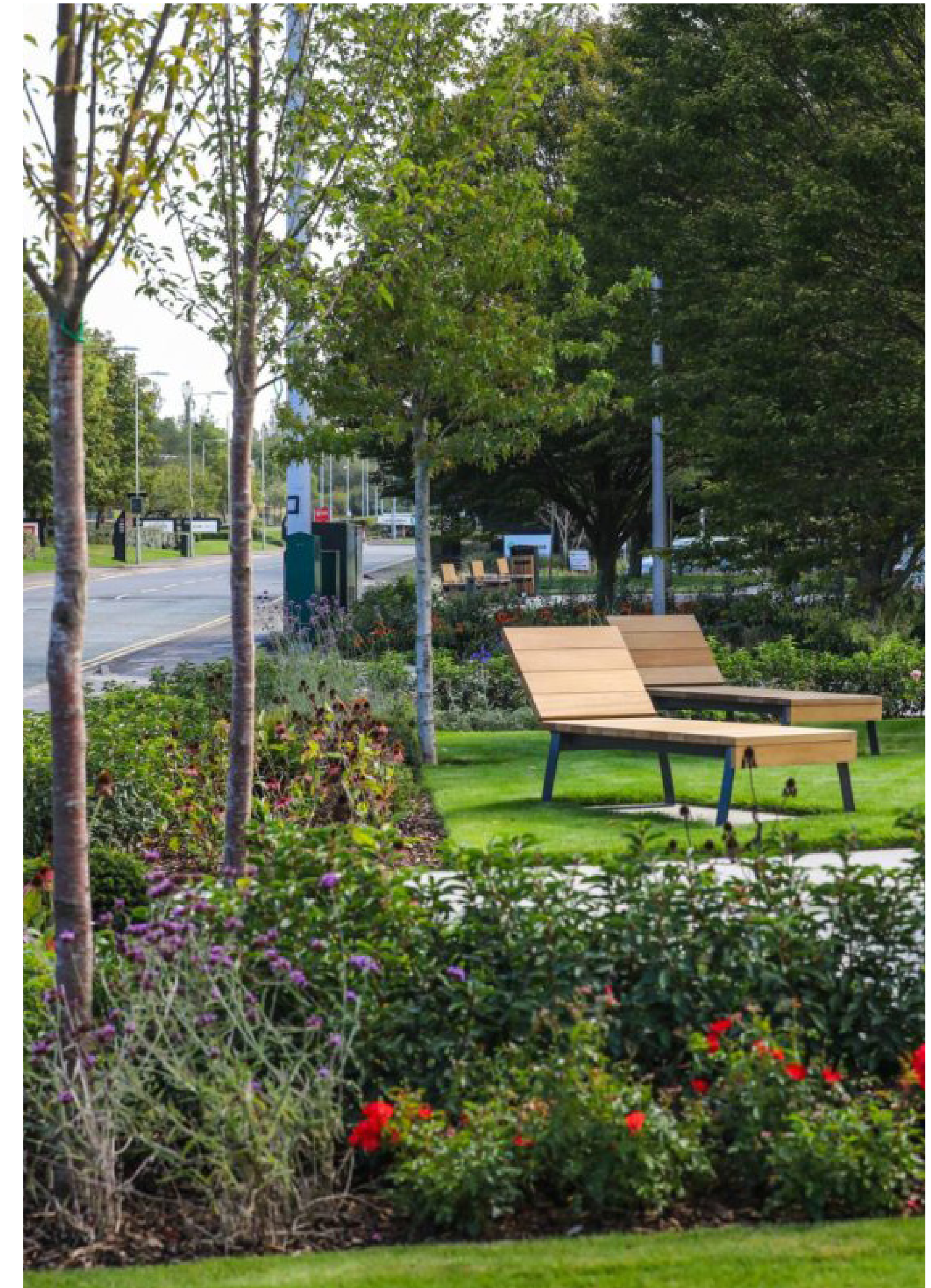
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NEWELL STREET STUDIES

CONCEPT 4 - CONVERT STREET TO A PERMANENT PARK

PROGRAM & ACTIVITIES

- Full street closure.
- Convert street to a permanent expansion of Acorn Park.
- Provide a variety of park uses for the community.
- Activate the park with uses missing in this part of Silver Spring.



PRECEDENT IMAGERY



Date 10/10/2023

Questions?

Project contact: Matt Johnson Project Manager
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Comment Deadline: 5PM on Friday, October 27, 2023