

NEWELL STREET

FACILITY PLANNING STUDY



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Presenter: Dan Avrit Landscape Architect

Principal, ParkerRodriguez, Inc.

Previously, the Montgomery County Department of Transportation conducted 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 allowed participants to give us feedback about their priorities for the space and reflect on some basic concepts.

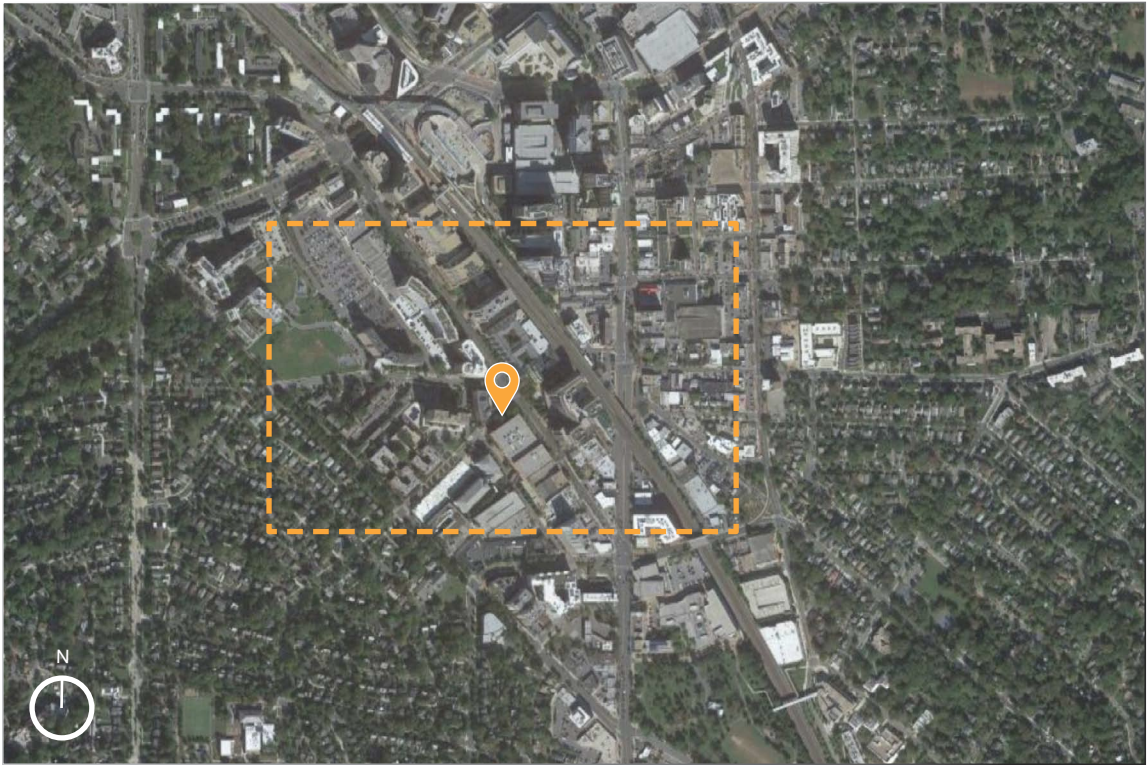
Based on feedback from that meeting, the team developed additional concepts that incorporated community feedback into the refined designs.

The concepts that will be presented today have been developed to encompass the opinions and priorities articulated by community members, and to explore various ways in which the street design could address these objectives. These concepts are meant to spark further discussion, and we invite you to provide us with additional feedback.

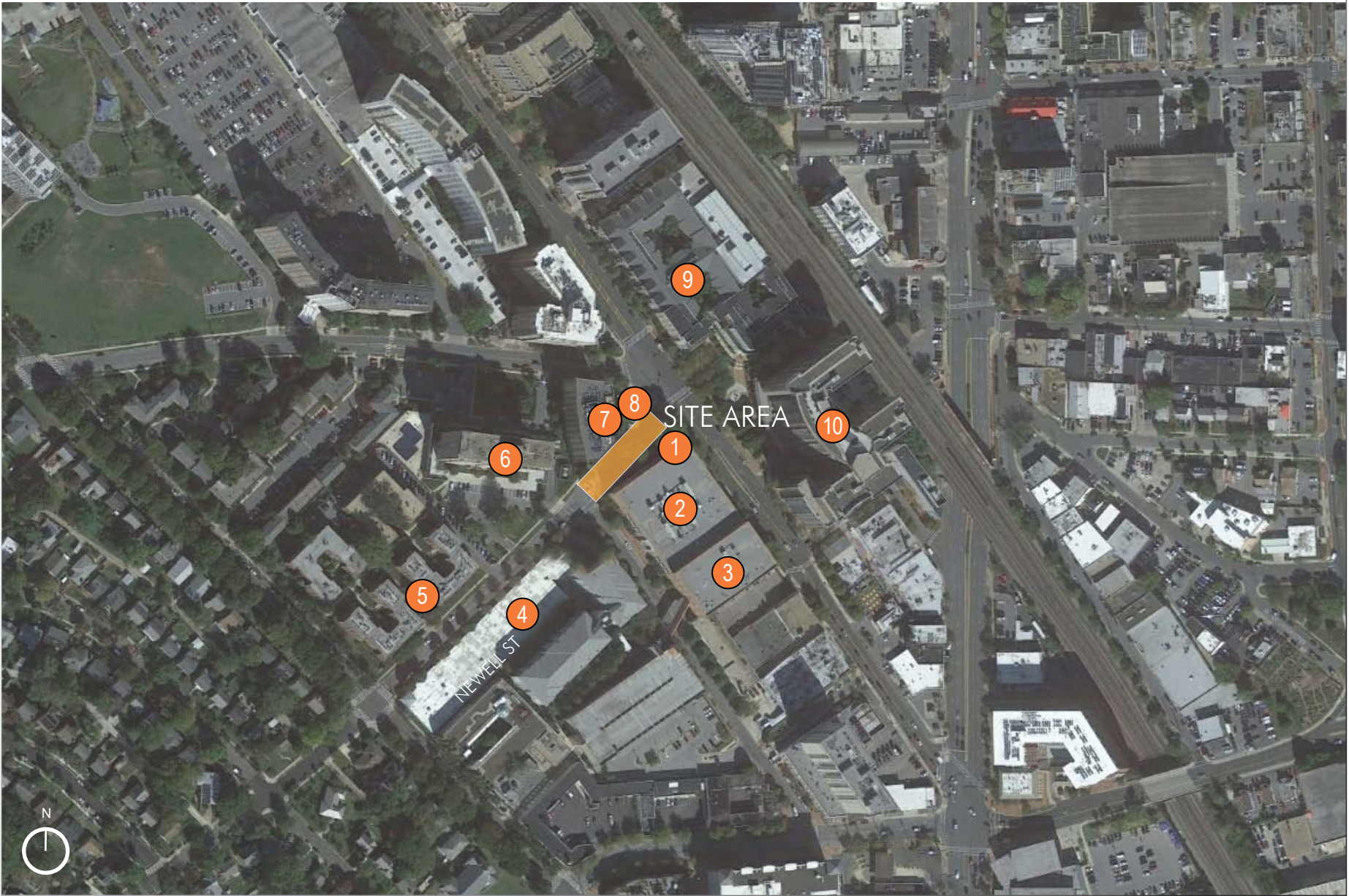
Based on input from this meeting and other community feedback, the team will work to develop a final concept for this Facility Planning Study. We look forward to your input.

NEWELL STREET STUDIES

SITE CONTEXT & LOCATION



ADJACENT NEIGHBORHOODS

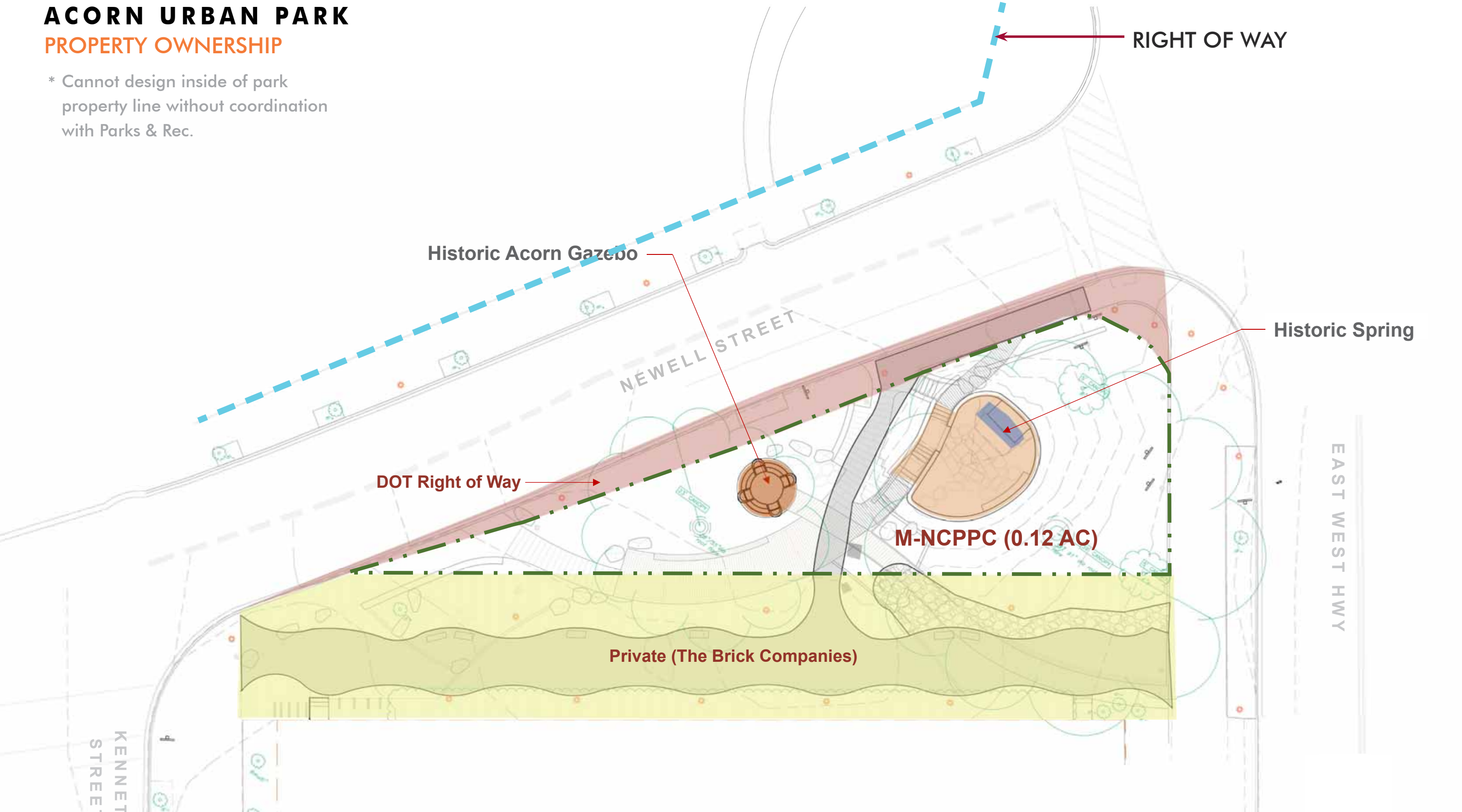


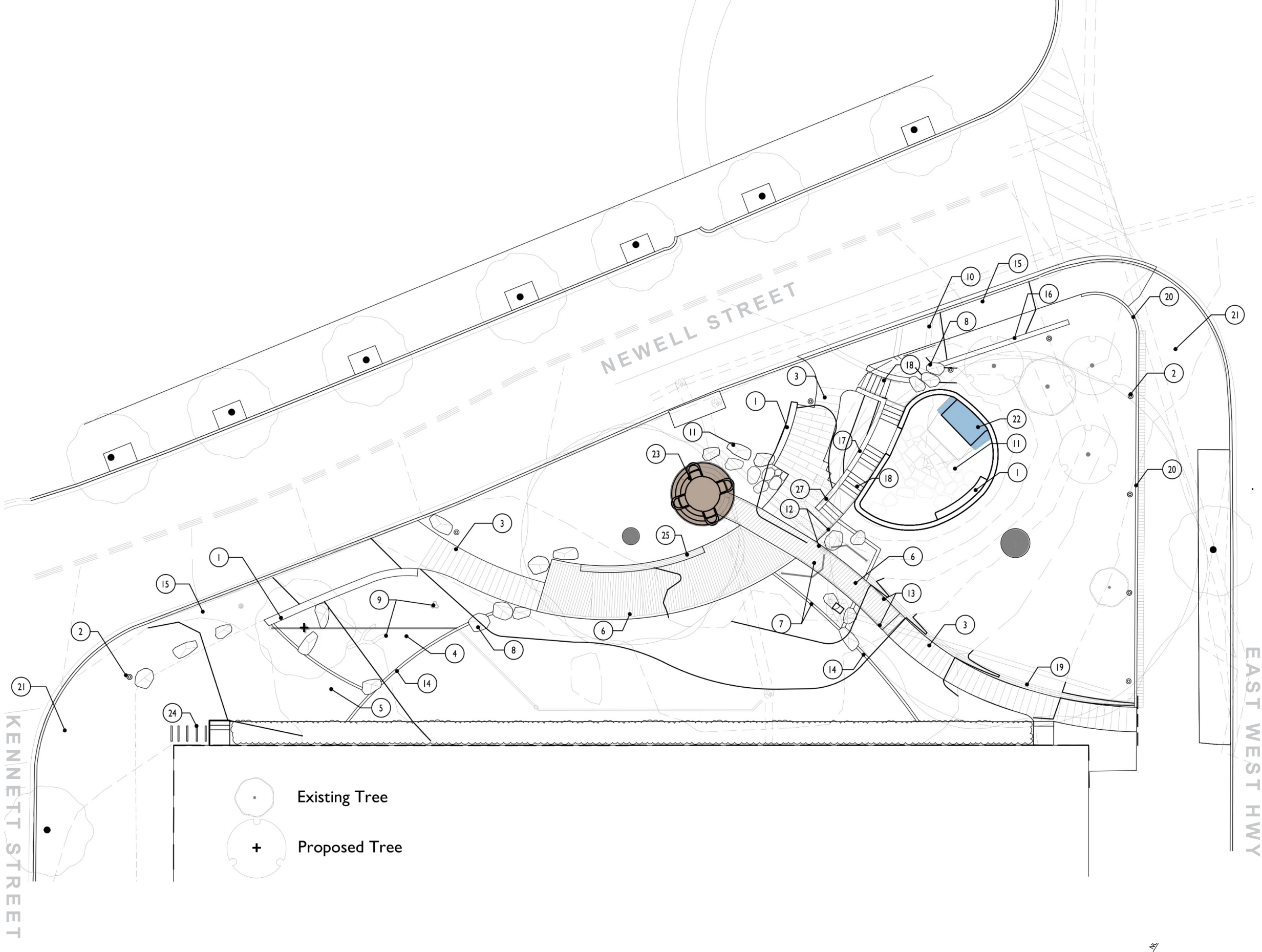
LEGEND

-  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

ACORN URBAN PARK
PROPERTY OWNERSHIP

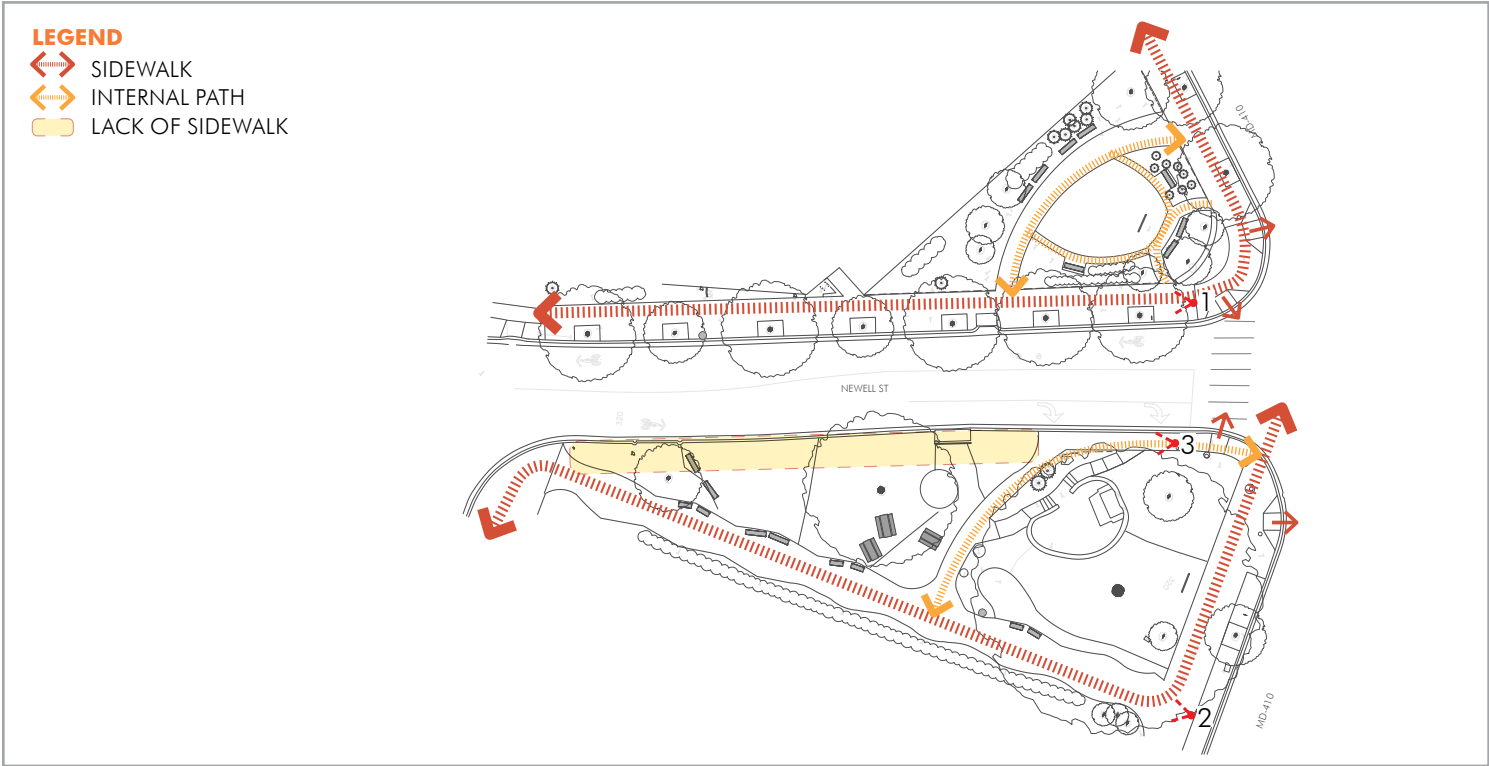
* Cannot design inside of park
property line without coordination
with Parks & Rec.



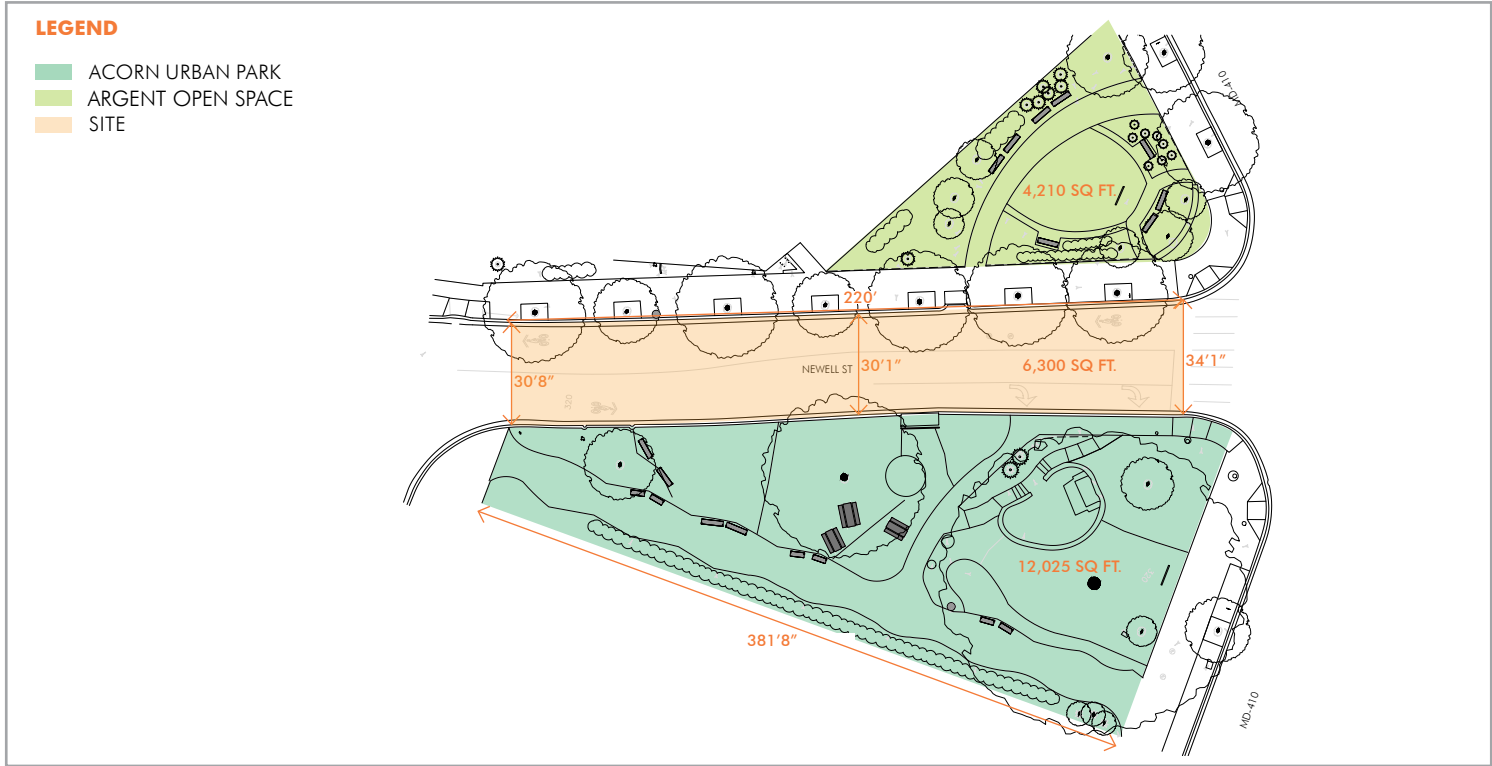


SYMBOL	DESCRIPTION	DETAIL
1	Stone seat wall	2
2	Light pole, typ.	11
3	Stone Paving	3
4	Engineered wood fiber with SWM	
5	Play surface	
6	Wood decking on helical piers	4
7	Concrete wall	7
8	Natural boulder	
9	Play equipment	1
10	Decorative paving band	
11	Natural stepping stone	
12	Decorative guardrail	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	

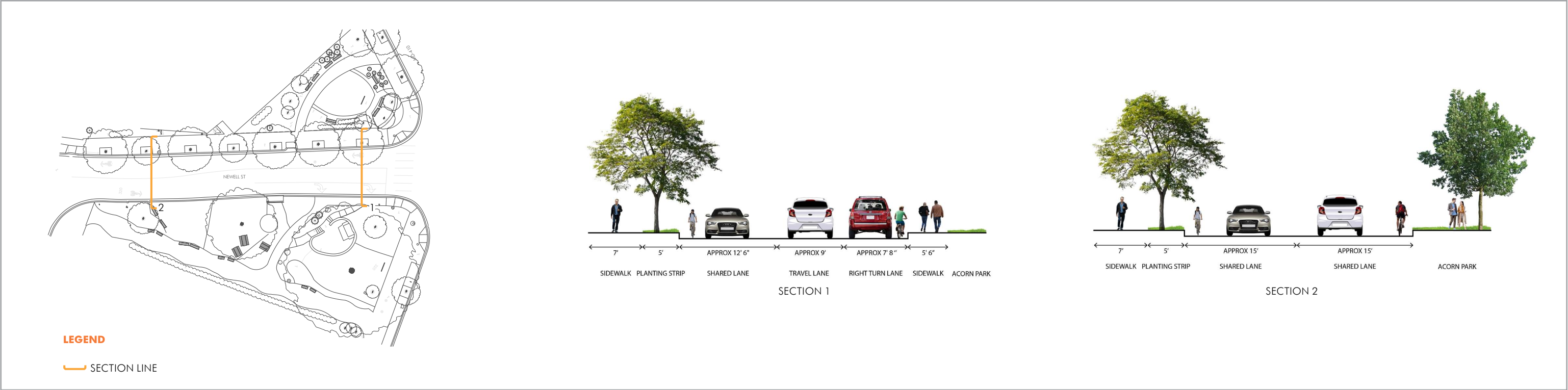
CIRCULATION



FRONTAGES

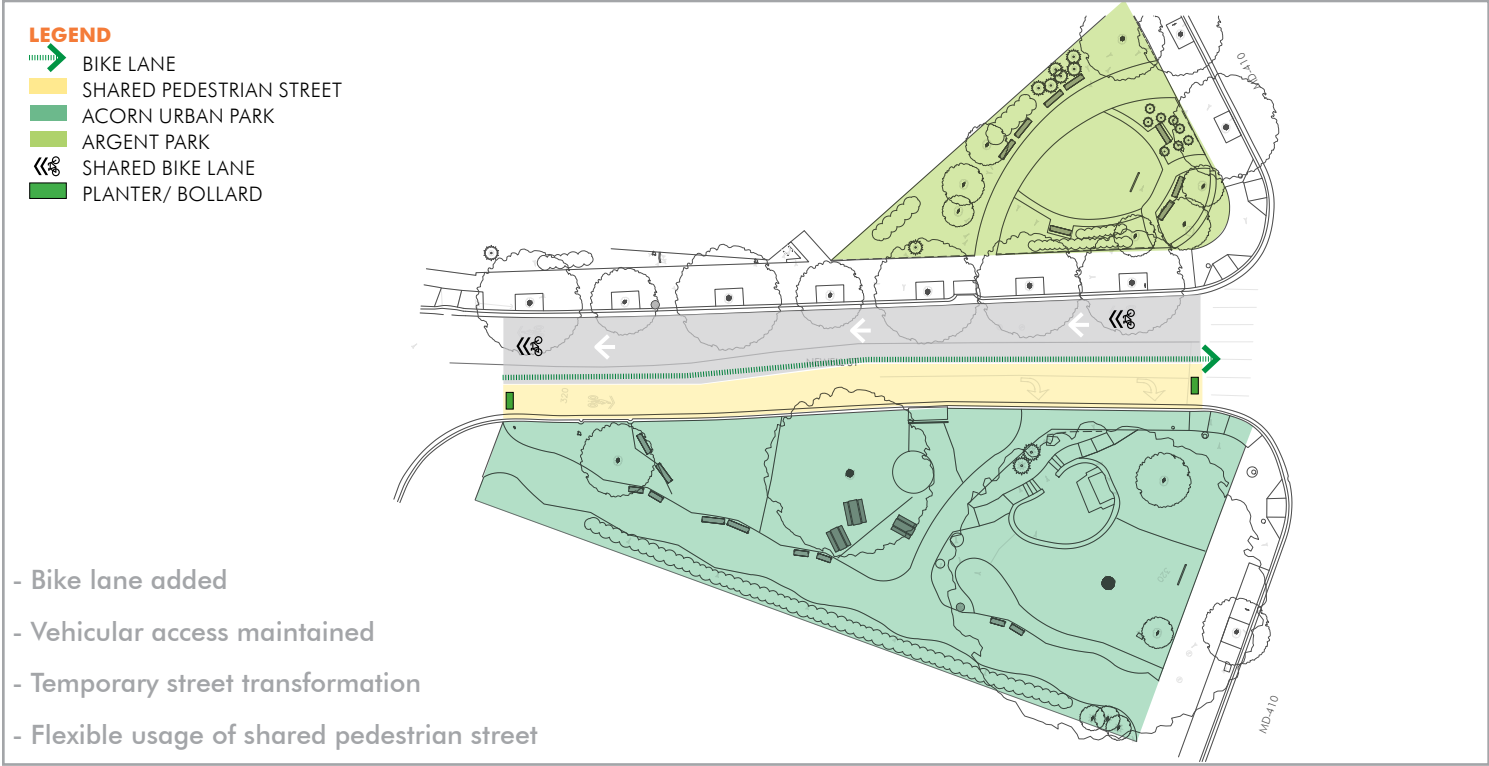


NEWELL STREET SECTIONS

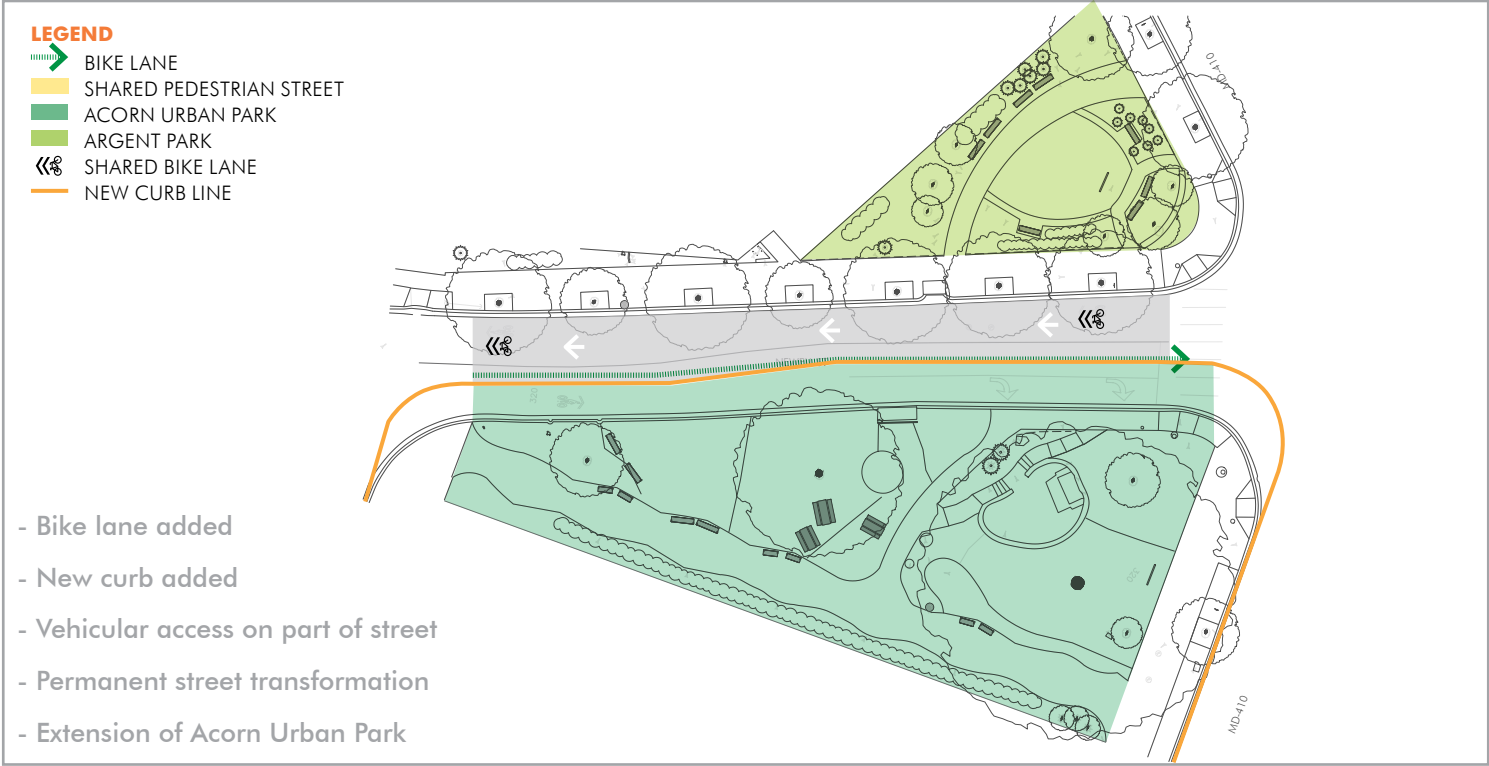


CONCEPTS PRESENTED DURING INITIAL MEETING (10.10.2023)

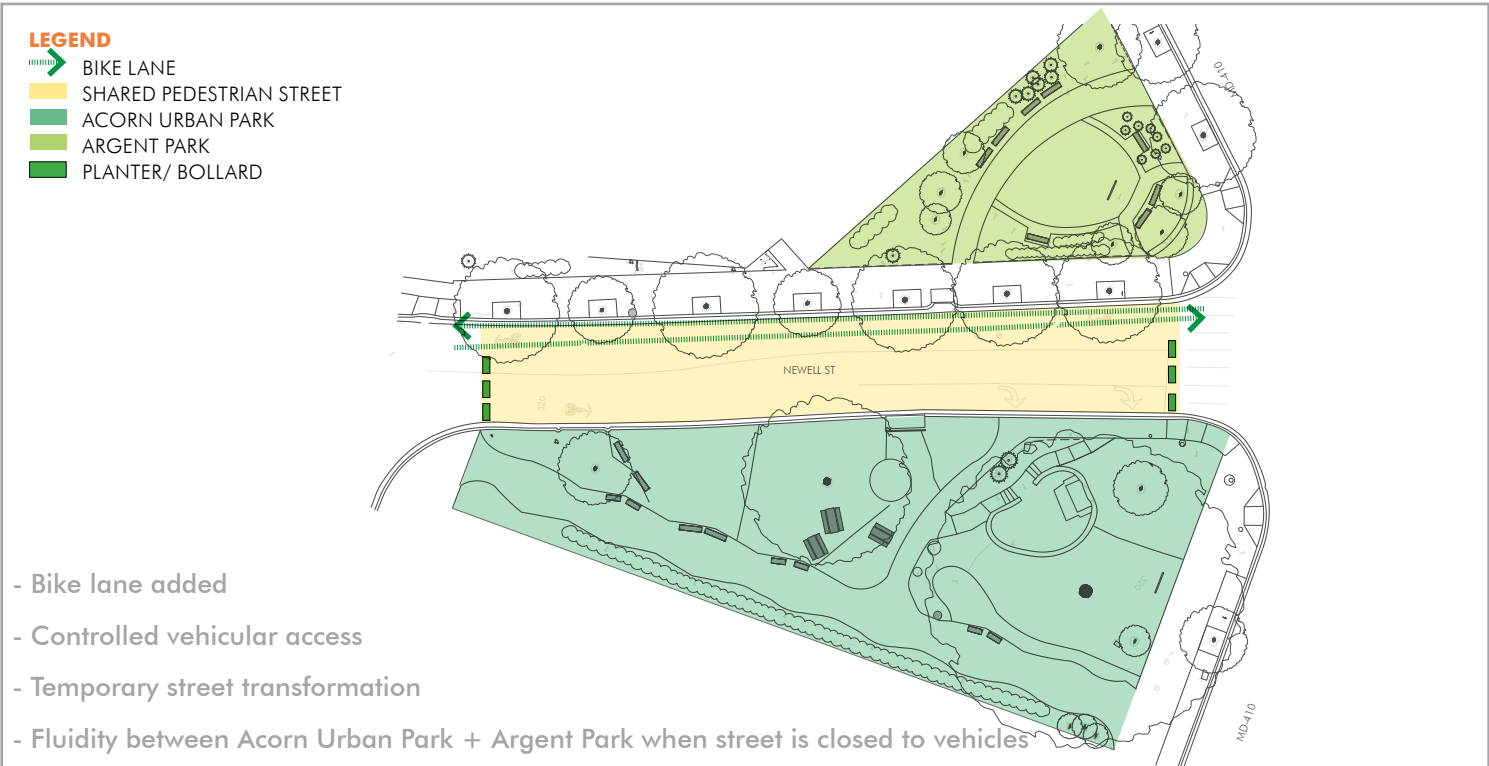
CONCEPT 1- ONE WAY SHARED STREET



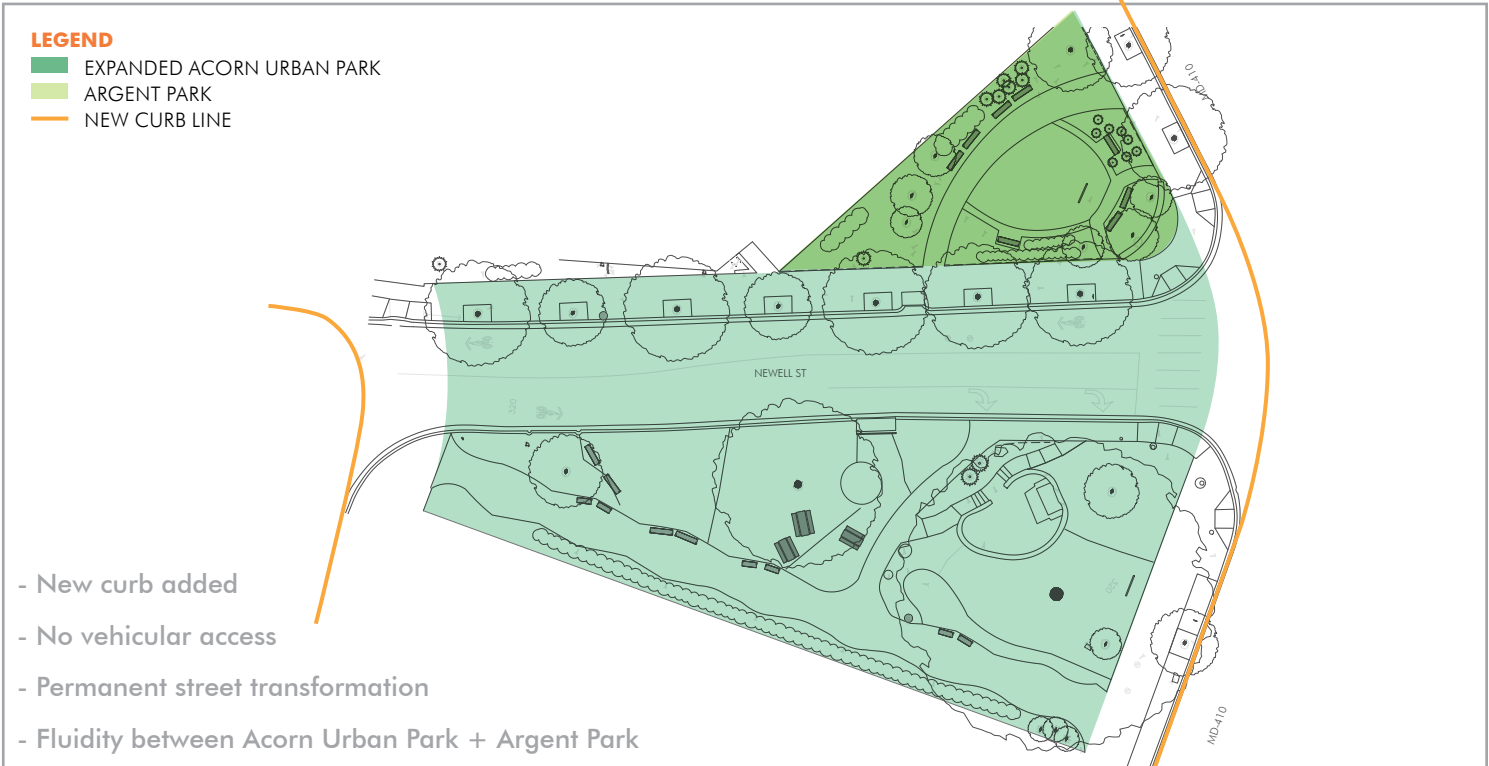
CONCEPT 2- ONE WAY SHARED STREET & EXPAND PARK



CONCEPT 3 - PEDESTRIAN STREET WITH BIKE LANE



CONCEPT 4 - CONVERT STREET TO A PERMANENT PARK

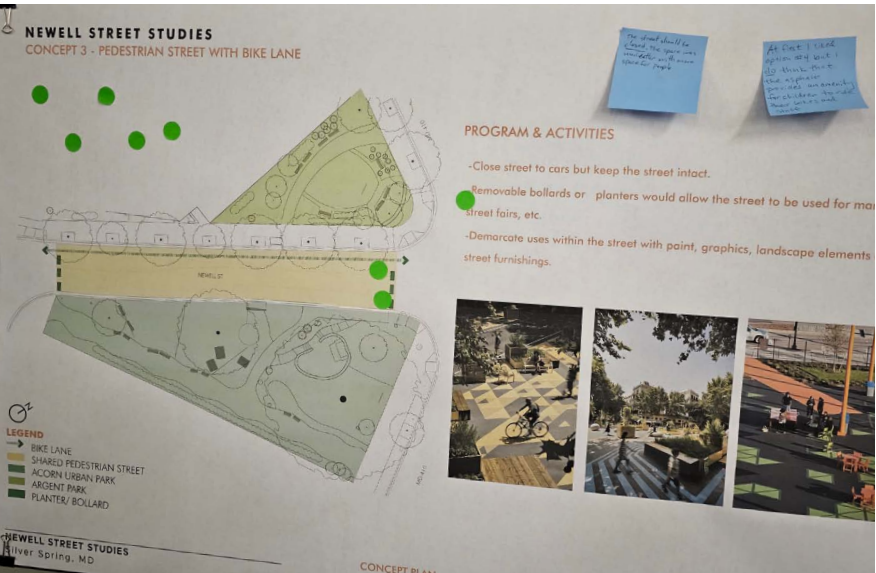


Note: No Build (Remain Unchanged) was also an option during the presentation.

INITIAL FEEDBACK

Previously, the Montgomery County Department of Transportation conducted 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 allowed participants to give us feedback about their priorities for the space and reflect on some basic concepts. Based on feedback from this meeting and meetings thereafter, the team developed additional concepts that incorporated the community feedback into the refined designs.

Many of the community participants were in support of providing bike lanes and pedestrian circulation, but favored closing the street to cars either temporarily or permanently. Most of the participants were concerned about safety, from the safety of pedestrians traversing the street to the safety and privacy of residents in the adjacent buildings. Some were also interested in the opportunity to incorporate park programming into the designs, suggesting that food trucks and other positive elements supported during the height of the pandemic could bolster usage of the park.



Dots Summary from 10.10.2023 Meeting

CONCEPT 1: ONE WAY SHARED STREET

Positive Reactions - 0
Negative Reactions - 7

CONCEPT 2: ONE WAY SHARED STREET & EXPAND PARK

Positive Reactions - 2
Negative Reactions - 5

CONCEPT 3: PEDESTRIAN STREET WITH BIKE LANE

Positive Reactions - 8
Negative Reactions - 0

CONCEPT 4: CONVERT STREET TO A PERMANENT PARK

Positive Reactions - 11
Negative Reactions - 0

Summarized Comments from 10.10.2023 Meeting Discussion

- Concept 4: Convert Street to a Permanent Park: 4 people in strong support
- Street closed to cars: supported by 5 people
- Concerns about traffic pattern: 2 people
- Interest in park programming: 2 people
- Support of interim solution: 2 people
- Interest in how the new design fits into the master plan: 1 person

Summarized Comments Received from Emails

- Concept 4: Convert Street to a Permanent Park: 1 person in strong support
- Street closed to cars: supported by 5 people, opposed by 1
- Bike lane: supported by 2 people
- Concerns regarding park safety: 3 people

Proposed Schemes

CATEGORIES OF CONCEPTS:

Permanent Closure
of the street and
expansion of the park
(Options 1 & 2)

Narrowing of Newell
Street and converting
it to one-way for cars
(Option 3)

Narrowing of Newell
Street but keeping it
two-way
(Options 4 & 5)

Redesign that allows
temporary closure
(Option 5)

No Build



Note: Designs that involve the park are conceptual and any changes therein will be the responsibility of Montgomery Parks and will have to go through a public process.

THE ARGENT

LEGEND

- 01 PROMENADE
- 02 THE GREAT LAWN
- 03 LAWN
- 04 HISTORIC ACORN GAZEBO
- 05 HISTORIC SPRING
- 06 PLANTING
- 07 PLAY SPACE
- 08 SEATING AREA
- 09 SWING BENCH

DESIGN CONCEPTS

- Full street closure
- Convert street to permanent expansion of Acorn Park
- Integrate Acorn Park, Newell Street, roadway, and Argent open space with landscape elements
- Activate the space with various programs and functions
- Emphasize the linkage in geometry with arcs

Note: The design of Acorn Park is to be coordinated with Montgomery Parks.

Scale: 1:20

0 10 20 40 60



NEWELL STREET

SILVER SPRING, MD

FACILITY PLANNING STUDY

OPTION 1



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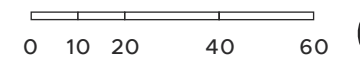
L-13

THE ARGENT

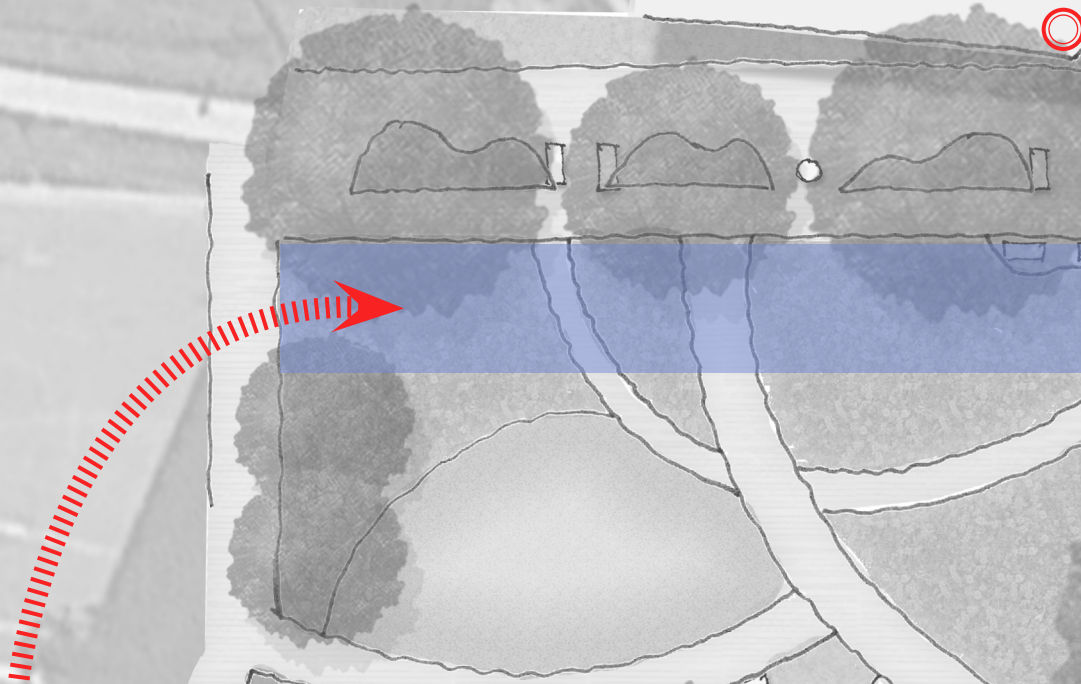
LEGEND

- PROMENADE
- LAWN
- HISTORIC ACORN GAZEBO
- HISTORIC SPRING
- PLANTING BUFFER
- PLAY SPACE
- MAJOR CIRCULATION PATH
- MINOR CIRCULATION PATH




Scale: 1:20



THE ARGENT



LEGEND

-  FIRE LANE
-  FIRE DEPARTMENT CONNECTION
-  FIRE TRUCK ENTRY PATH

Scale: 1:20

0 10 20 40 60



NEWELL STREET

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OPTION 1 EMERGENCY ACCESS



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THE ARGENT

LEGEND

- 01 PROMENADE
- 02 THE GREAT LAWN
- 03 BOULDERS
- 04 HISTORIC ACORN GAZEBO
- 05 HISTORIC SPRING
- 06 PLANTING
- 07 BIORETENTION
- 08 PLAZA
- 09 SPRING PLAZA
- 10 SEATING AREA

DESIGN CONCEPTS

- Full street closure
- Convert street to permanent expansion of Acorn Park
- Integrate Acorn Park, Newell Street, roadway, and Argent open space with landscape elements
- Activate the space with various programs and functions
- Extend the Spring source by connecting to bioretention feature

Note: The design of Acorn Park is to be coordinated with Montgomery Parks.

Scale: 1:20

0 10 20 40 60



NEWELL STREET

SILVER SPRING, MD

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OPTION 2



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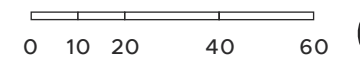
L-16

THE ARGENT

LEGEND

- PROMENADE
- LAWN
- HISTORIC ACORN GAZEBO
- HISTORIC SPRING
- PLANTING BUFFER
- PLAZA
- MAJOR CIRCULATION PATH
- MINOR CIRCULATION PATH

Scale: 1:20



NEWELL STREET
SILVER SPRING, MD

FACILITY PLANNING STUDY
OPTION 2 DIAGRAM






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THE ARGENT

LEGEND

-  FIRE LANE
-  FIRE DEPARTMENT CONNECTION
-  FIRE TRUCK ENTRY PATH

Scale: 1:20

0 10 20 40 60



NEWELL STREET

SILVER SPRING, MD

FACILITY PLANNING STUDY

OPTION 2 EMERGENCY ACCESS

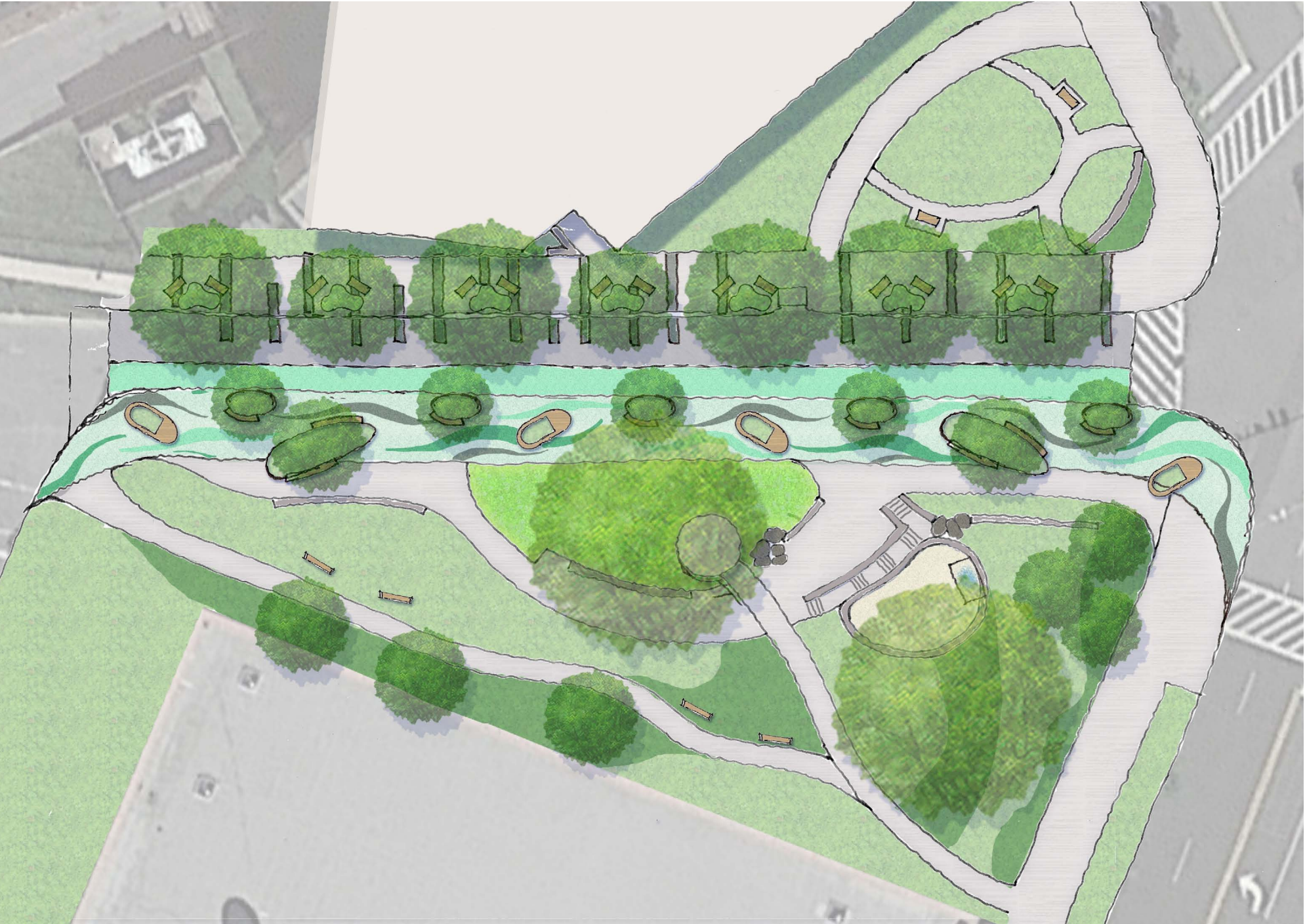


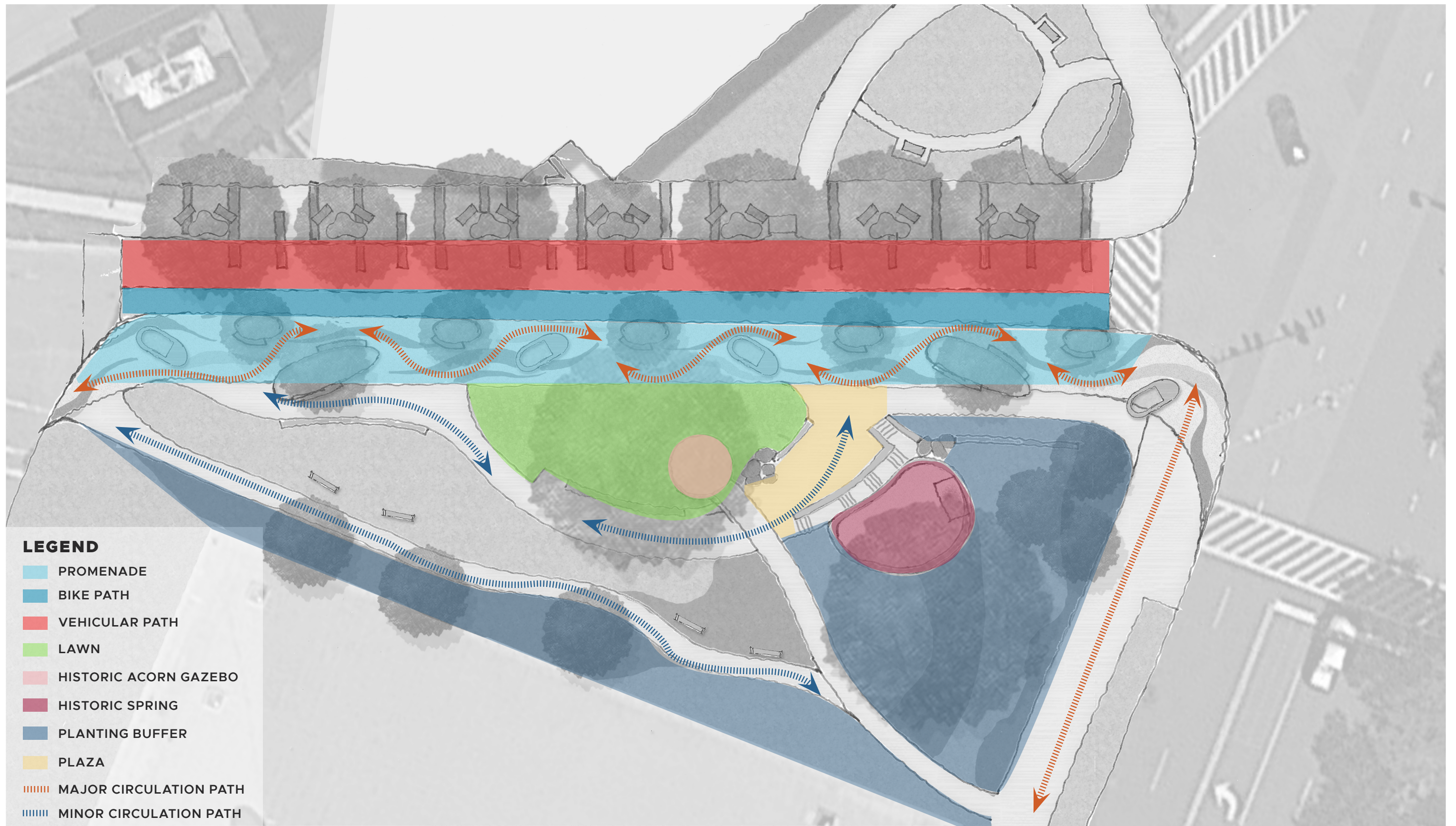
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LEGEND

- PROMENADE
- BIKE PATH
- VEHICULAR PATH
- LAWN
- HISTORIC ACORN GAZEBO
- HISTORIC SPRING
- PLANTING BUFFER
- PLAZA
- MAJOR CIRCULATION PATH
- MINOR CIRCULATION PATH

Scale: 1:20

0 10 20 40 60



NEWELL STREET

SILVER SPRING, MD

FACILITY PLANNING STUDY

OPTION 3 DIAGRAM

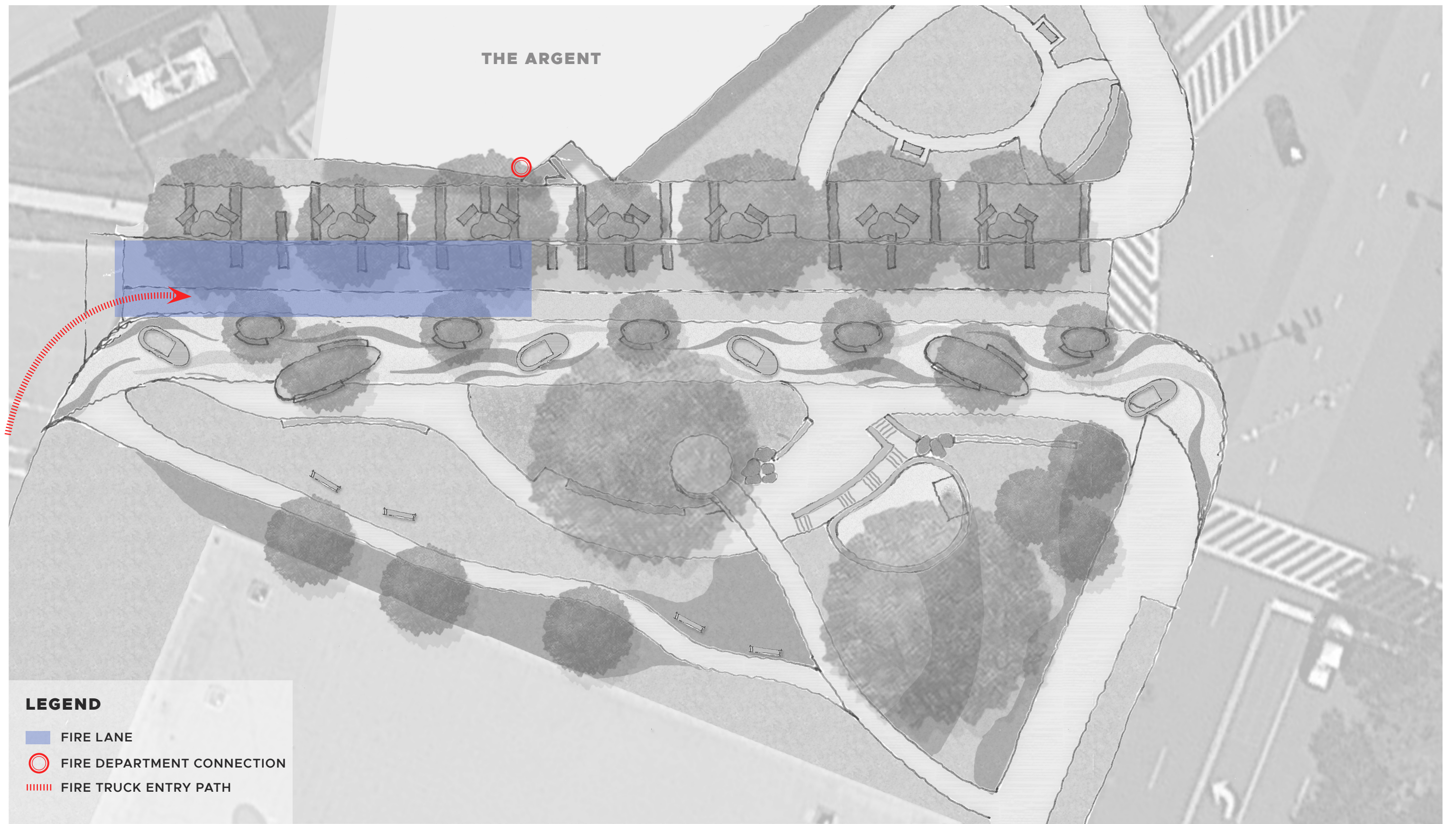


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THE ARGENT



LEGEND

- FIRE LANE
- FIRE DEPARTMENT CONNECTION
- FIRE TRUCK ENTRY PATH

Scale: 1:20

0 10 20 40 60



NEWELL STREET

SILVER SPRING, MD

FACILITY PLANNING STUDY

OPTION 3 EMERGENCY ACCESS



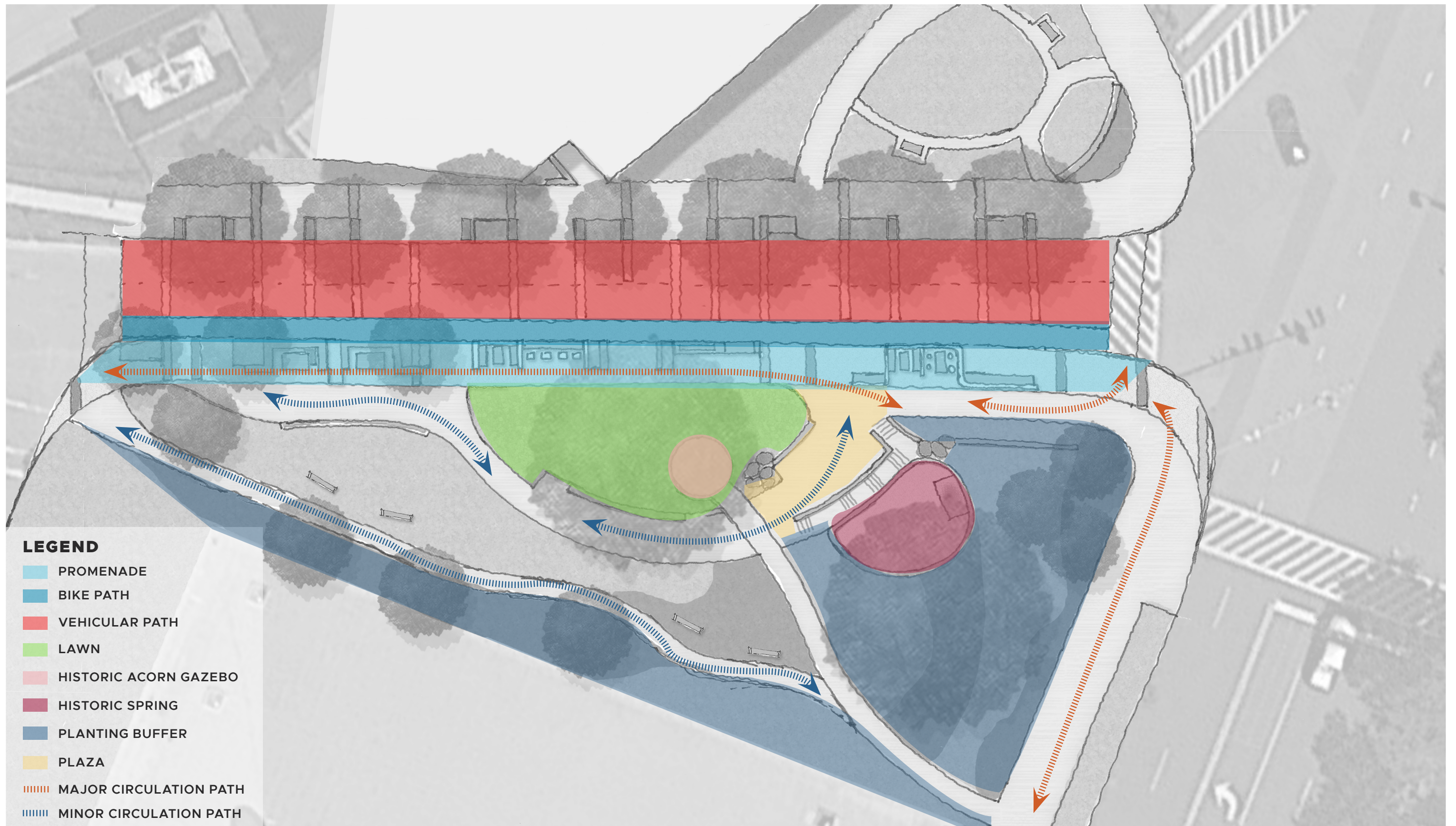
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THE ARGENT









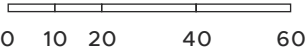
NEWELL STREET
SILVER SPRING, MD

FACILITY PLANNING STUDY
OPTION 5 CONCEPT IMAGERY

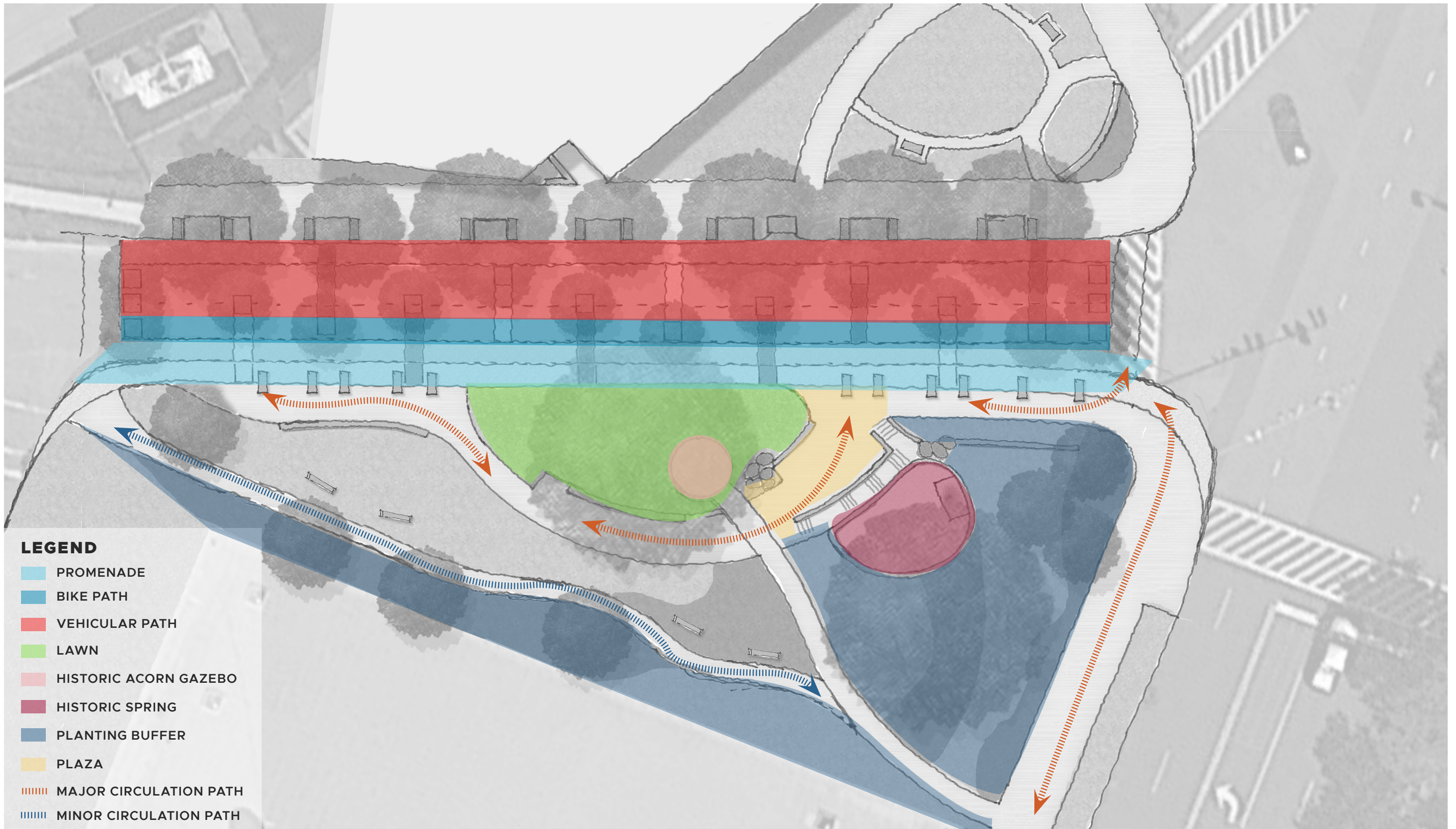


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Scale: 1:20



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LEGEND

- PROMENADE
- BIKE PATH
- VEHICULAR PATH
- LAWN
- HISTORIC ACORN GAZEBO
- HISTORIC SPRING
- PLANTING BUFFER
- PLAZA
- MAJOR CIRCULATION PATH
- MINOR CIRCULATION PATH

Scale: 1:20

0 10 20 40 60



NEWELL STREET

SILVER SPRING, MD

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OPTION 5 DIAGRAM



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Questions?

Project contact: Matt Johnson Project Manager

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Comment Deadline: 5PM on Friday, July 26, 2024