

# Appendix 1

## Private Projects with Respective On Site PUS and Public Parks in the Silver Spring CBD



## Green Space Guidelines for the Silver Spring Central Business District

Appendix 1 - Private Open Space Projects (existing, under-construction and approved, March 2010)

| Map Key              | Project Name                          | Location                                                                                          | On-Site Public Use Area (% Net Lot) | Description of On-Site Public Use Space                                                                                                                                                                                                      |
|----------------------|---------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing open spaces |                                       |                                                                                                   |                                     |                                                                                                                                                                                                                                              |
| 1                    | Lee Plaza                             | Northwest corner of Colesville Road and Georgia Avenue                                            | 7,473 SF (30.0%)                    | Indoor winter garden including landscaping, food service, newsstand, resource center displays and seating; Resource center; Outdoor plaza                                                                                                    |
| 2                    | Silver Spring Business Center         | Southeast corner of Colesville Road and Spring Street                                             | 10,782 SF (29.9%)                   | Streetscape along Colesville Road with sculpture and seating areas; Roeder Road amenity space with seating area, garden setting, and stairs to second level restaurant terrace; Pedestrian arcade connecting Colesville Road and Roeder Road |
| 3                    | Alexander House                       | Northeast corner of Apple and 2nd Avenues                                                         | 13,250 SF (24.0%)                   | Hardscaped plaza with art, benches, and tables; Public Garden; interior of building                                                                                                                                                          |
| 4                    | Silver Spring District Courthouse     | Southwest corner of Apple and 2nd Avenues                                                         | 13,919 SF (21.0%)                   | Plaza in front of building                                                                                                                                                                                                                   |
| 5                    | Cameron Hill at Silver Spring         | Corners of Cameron Street and 2nd Avenue and Cameron Street and Ramsey Avenue                     | 10,513 SF (11.1%)                   | Pocket parks and related pathways                                                                                                                                                                                                            |
| 6                    | Tastee Diner                          | Northeast corner of Cameron Street and Ramsey Avenue                                              | 1,660 SF (11.4%)                    | Small hardscaped area with bench                                                                                                                                                                                                             |
| 7                    | Silver Spring Metro Plaza             | West of the intersection of Colesville Road and 2nd Avenue (connecting to Metro's northern entry) | 22,780 SF (22.78%)                  | Hardscape pedestrian connection between two high rise office buildings with steps, fountain, paving, and trees in planters                                                                                                                   |
| 8                    | Silver Spring Center                  | 8455 Colesville Road, a block south of Georgia Avenue                                             | 10,894 SF (29.5%)                   | A) Shopping arcade along Colesville Road; B) Mini park with water feature, landscaping, and seating; C) Pedestrian connection along Fidler Lane                                                                                              |
| 9                    | Discovery Communications Headquarters | Southern corner of Georgia Avenue and Colesville Road                                             | 70,295 SF (green area only)         | A) Hardscaped plaza (15,000 SF); B) Discovery Garden, green space with seating, tables, and lighting enclosed by a fence; C) Art wall along Colesville Road. The approval included a total of 85,295 SF of PUS                               |
| 10                   | 1100 Wayne Avenue                     | Southwest of Wayne and Dixon Avenues                                                              | 7,201 SF (32.0%)                    | A) Pedestrian arcade along Wayne Avenue; B) Mini park with a pedestrian connection to Garage 5                                                                                                                                               |

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|----------------------|-----------------------------------------------|-----------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing open spaces |                                               |                                                                       |                                     |                                                                                                                                                                                                                                                          |
| 11                   | 1010 Wayne Avenue                             | Southeast corner of Dixon and Wayne Avenues                           | 7,190 SF (28.34 %)                  | Public plaza with a garden theme including landscaping, seating, and sculpture; Covered pedestrian arcade along Wayne and Dixon Avenues                                                                                                                  |
| 12                   | 8484 Georgia Avenue                           | Southwest corner of Georgia and Wayne Avenues                         | 7,000 SF (28.0%)                    | Public garden featuring pedestrian walkways, seating areas, trees, and other landscape features; Setback and arcade along Wayne Avenue                                                                                                                   |
| 13                   | The Crescent                                  | 930 Wayne Avenue                                                      | 4,999 SF (24.0%)                    | Hardscaped plaza with art, benches, and landscaped planters; Extension of Wayne Avenue streetscape                                                                                                                                                       |
| 14                   | Lofts 24/Silver Spring Park                   | Southwest corner of Fenton and Bonifant Streets                       | 1,665 SF (10.1%)                    | Hardscaped plaza                                                                                                                                                                                                                                         |
| 15                   | Draper Lane Residential Triangle (Lenox Park) | Northwest corner of Colesville Road and East-West Highway             | 22,053 SF (24 %)                    | Draper Lane Park with benches and other furniture, paving material, light fixtures, and existing trees retained; East-West/Colesville corner plaza with art, landscaping, fountain, amphitheater, pergola and paving materials                           |
| 16                   | Silver Spring Metro Center (NOAA Plaza)       | Northeast corner of Colesville Road and East-West Highway             | 22,069 SF (29%)                     | Hardscaped pedestrian connection between East-West Highway and Colesville Road connecting to southern Metro entrance; Interior public amenity space for rotating art exhibits                                                                            |
| 17                   | Silver Spring Metro Center, III, IV, V (NOAA) | East-West Highway                                                     | 80,244 SF (41.4%)                   | NOAA entry sculpture with hardscaped court sculpture (1,040 SF); Wave Pool and Garden with a 1/2 acre garden, wave pool, hardscaped paths, masonry seat wall and small lawn areas; Indoor space for science and history center, auditorium, and day care |
| 18                   | 8215 Fenton Street                            | 275 feet south of the intersection of Thayer Avenue and Fenton Street | 600 SF (10%)                        | Brick extension of sidewalk with a small tree and bench                                                                                                                                                                                                  |
| 19                   | 8045 Newell Street                            | Southwest corner of Newell and Kennett Streets                        | 12,640 SF (21.3%)                   | A hardscape plaza with art extending under the building along Kennett Street                                                                                                                                                                             |

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| Map Key              | Project Name                                     | Location                                                                                          | On-Site Public Use Area (% Net Lot) | Description of On-Site Public Use Space                                                                                                                                                                                                          |
|----------------------|--------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing open spaces |                                                  |                                                                                                   |                                     |                                                                                                                                                                                                                                                  |
| 20                   | Discovery Creative Technology Center             | Southeast corner of East-West Highway and Newell Street                                           | 18,880 SF (24.8%)                   | Refurbished the Acorn Park with plantings, lighting, benches, bike rack and paving; Street tree plantings and pavers; "Memory wall" panels on the northwest façade of the building facing the Acorn Park with historical images of Silver Spring |
| 21                   | Jesus House                                      | Philadelphia Avenue, 150 feet west of Fenton Street                                               | 2,220 SF (17.0%)                    | Hardscaped plaza                                                                                                                                                                                                                                 |
| 22                   | City Place                                       | Southwest corner of Colesville Road and Fenton Street                                             | 20,612 SF * (22.5%)                 | Hardscaped plaza at the corner of Colesville Road and Fenton Street; Streetscape within the property boundary; Interior atrium space; Pedestrian bridge to public parking garage. * Augmented PUS by contributing to offsite amenity             |
| 23                   | The Silverton (former Canada Dry Bottling Plant) | East-West Highway at Blair Mill Road                                                              | 16,001 SF (12.6%)                   | Public plaza with lawn panel and bosque of trees                                                                                                                                                                                                 |
| 24                   | Downtown Silver Spring Urban Renewal Project     | Intersection of Georgia Avenue and Colesville Road                                                | 77,402 SF (28.8%)                   | Multiple projects (described below and also see 34)                                                                                                                                                                                              |
|                      | a. Gateway Plaza                                 | Northeast corner of Colesville Road and Georgia Avenue, in front of Silver Spring Shopping Center | 5,650 SF                            | Triangular parking lot with fountain, green lawn, and signage                                                                                                                                                                                    |
|                      | b. Silver Plaza                                  | Ellsworth Avenue between Fenton Street and Georgia Avenue                                         | 11,900 SF                           | Hardscape plaza with fountain and art                                                                                                                                                                                                            |
| 25                   | Portico                                          | Fidler Lane, southwest of Ramsey Avenue                                                           | 5,674 SF (26.3%)                    | Plaza with art at the site's southern end next to the public park at the end of Fidler Lane                                                                                                                                                      |
| 26                   | 1200 Blair Mill Road                             | Southwest corner of Blair Mill Road and Newell Street                                             | 4,460 SF (25.1%)                    | Plaza with paving, art, and seating in front of retail space with a lawn area                                                                                                                                                                    |
| 27                   | Silver Spring Gateway                            | Southeast of the intersection of Blair Mill Road and East-West Highway                            | 24,506 SF (22.0%)                   | Central plaza, terraced lawn in front of retail space, West Park, pocket park, and private outdoor area                                                                                                                                          |

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| Map Key                              | Project Name                                                  | Location                                                                                 | On-Site Public Use Area (% Net Lot) | Description of On-Site Public Use Space                                                                                                           |
|--------------------------------------|---------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing open spaces                 |                                                               |                                                                                          |                                     |                                                                                                                                                   |
| 28                                   | Montgomery College Takoma Park/Silver Spring campus expansion | Southeast corner of Georgia and Burlington Avenues                                       | 42,602 SF (55.7%)                   | Plaza in front of King Street Arts Center with a mix of green and hardscape with seatwalls, walkways, and art display space; pedestrian bridge    |
| 29                                   | Easter Seals                                                  | Southeast corner of Spring Street and 2nd Avenue                                         | 3,303 SF (11.6%)                    | Seating, paving, and landscaping                                                                                                                  |
| 30                                   | Cameron House                                                 | 8710 Cameron Street, southwest of the intersection of Cameron and Spring Streets         | 16,334 SF (23.2%)                   | Plaza with pavers, lawn, sculpture, and accent planting; Extension of the Cameron Street streetscape and art                                      |
| 31                                   | United Therapeutics (Phase I)                                 | Southeast and southwest corners of Cameron and Spring Streets                            | 7,416 SF (24.3% Phase I and II)     | Outdoor plazas between the two buildings and additional public use space next to the retail. The plazas will include art, paving, and landscaping |
| 32                                   | 1200 East-West Highway                                        | Northwest corner of Blair Mill Road and East-West Highway                                | 7,658 SF (24.1%)                    | Outdoor spaces with a public plaza as the building foreground, featuring paving, planters, sculpture, and seating in front of retail space        |
| Open spaces under construction       |                                                               |                                                                                          |                                     |                                                                                                                                                   |
| 33                                   | United Therapeutics (Phase II)                                | Northwest corner of Cameron and Spring Streets                                           | 7,416 SF (24.3% Phase I and II)     | Outdoor plaza areas with art, paving and landscaping adjacent to the retail                                                                       |
| 34                                   | The Downtown Silver Spring Urban Renewal Project              | Eastern corner of Georgia Avenue and Colesville Road                                     |                                     | Multiple projects (described below)                                                                                                               |
|                                      | a. Silver Spring Civic Building                               | Northeast corner of Fenton Street and Ellsworth Drive                                    | 27,878 SF                           | Plaza with landscaping, art, seating, lighting, and a seasonal ice rink with pavilion. The approval totaled 66,288 SF of PUS                      |
|                                      | b. Block E                                                    | Bounded by Cedar Street, Ellsworth Drive, Pershing Drive, and the future Veteran's Place | 6,955 SF                            | Landscaped plaza with seating and ornamental planting; Extension of streetscape with foundation plantings                                         |
| Approved (not yet built) open spaces |                                                               |                                                                                          |                                     |                                                                                                                                                   |
| 35                                   | 8711 Georgia Avenue                                           | East side of Georgia Avenue, north of Cameron Street                                     | 8,275 SF (26.6%)                    | Plaza behind the building with landscaping, art, benches, and lighting                                                                            |

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|--------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approved (not built yet) open spaces |                                              |                                                                                             |                                     |                                                                                                                                                                                       |
| 36                                   | 836 Bonifant Street                          | On Bonifant Street, east of Fenton Street                                                   | 866 SF (17.0%)                      | Standard method project including Plaza with paving, perimeter planting, ornamental trees, and benches; Extension of the Bonifant Street streetscape                                  |
| 37                                   | Bonifant Plaza                               | On Bonifant Street, 145 feet East of Georgia Avenue                                         | 5,036 SF (26.0%)                    | Entry plaza featuring special paving, seating, walls and decorative landscaping                                                                                                       |
| 38                                   | 1050 Ripley Street                           | Southwest corner of Ripley Street and Colonial Lane adjacent to the CSX/ Metro right-of-way | 14,302 SF* (37%)                    | Hardscaped plaza to include a fountain, informational kiosk, and seating. *Augmented PUS by contributing to offsite amenity.                                                          |
| 39                                   | Ripley North                                 | On Ripley Street, west of Georgia Avenue                                                    | 10,541 SF (22.2%)                   | Green space with seating and art                                                                                                                                                      |
| 40                                   | The Adele                                    | 8222-8224 Fenton Street, southwest corner of Fenton Street and Thayer Avenue                | 5,705 SF* (20.0%)                   | Plaza with art, benches, landscaping, lighting and paving; Extension of the Thayer Avenue streetscape with planters and public art. *Augmented PUS by contributing to offsite amenity |
| 41                                   | 814 Thayer                                   | 814 Thayer Avenue, east of Fenton Street                                                    | 4,620 SF (22.0%)                    | Plaza with art, landscaping, lighting, and seating with game tables                                                                                                                   |
| 42                                   | R. Holt Easley's Subdivision                 | On Fenton Street, south of Thayer Avenue                                                    | 777 SF (12.6%)                      | Hardscaped plaza with bench; Extension of Fenton Street streetscape                                                                                                                   |
| 43                                   | The Moda Vista Residences/Silver Spring Park | Southeast corner of Silver Spring Avenue and Fenton Street                                  | 2,993 SF (5.8%)*                    | Lawn area intended to serve as a neighborhood "pocket park." *Augmented PUS by contributing to offsite amenity                                                                        |
| 44                                   | 8021 Georgia Avenue                          | Northeast corner of Georgia and Burlington Avenues                                          | 10,227 SF* (20.0%)                  | Extension of the streetscape on Burlington and Georgia Avenues; Seating in front of the existing and proposed building *Augmented PUS by contributing to offsite amenity              |
| 45                                   | The Galaxy                                   | Between 13th Street, Eastern Avenue, and King Street                                        | 23,468 SF (27.0%)                   | Hardscaped plaza with seating, green space with play equipment, and planters with seat walls                                                                                          |
| 46                                   | Studio Plaza                                 | Southwest corner of Fenton Street and Thayer Avenue                                         | 21,800 SF (23.2%)                   | Green space serve as a gathering space for the Fenton Village community                                                                                                               |
| 47                                   | 8621 Georgia Avenue                          | Georgia Avenue, northwest of Colesville Road                                                | 1,760 SF* (5.8%)                    | Hardscaped plaza in front of office building activated by retail and art piece. *Augmented PUS by contributing to offsite amenity                                                     |

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| Map Key                            | Project Name                    | Location                                                                         | On-Site Public Use Area (% Net Lot) | Description of On-Site Public Use Space                                                                                                 |
|------------------------------------|---------------------------------|----------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Existing and proposed public parks |                                 |                                                                                  |                                     |                                                                                                                                         |
| 48                                 | Fidler Lane Park                | Northwest corner of 2nd Avenue and Colesville Road                               | 10,750 SF (0.25 acres)              | Paved walks and steps connecting 2nd Avenue with the end of Fidler Lane with trees, shrubs, and seasonal plantings                      |
| 49                                 | Silver Spring Regional Center   | Southeast corner of Wayne and Georgia Avenues                                    | 13,200 SF (0.30 acres)              | Hardscape plaza with fountain and sculpture (right-of-way, not parkland)                                                                |
| 50                                 | Acorn Urban Park                | 8060 Newell Street                                                               | 5,432 SF (0.13 acres)               | Historic park with Acorn Gazebo and mature shade trees                                                                                  |
| 51                                 | Fenton Street Urban Park        | 7904 Fenton Street, northwestern corner of Philadelphia Avenue and Fenton Street | 44,840 SF (1.03 acres)              | Green park property has been acquired by M-NCPPC, not yet been designed or built. Awaiting final purchase of adjacent property to begin |
| 52                                 | Kramer Urban Park               | 8580 Second Avenue, southwest corner of Second Avenue and Fenwick Lane           | 3,939 SF (0.09 acres)               | Gathering space                                                                                                                         |
| 53                                 | Gene Lynch Memorial Park        | South/north corner of Wayne Avenue and Colesville Road                           | 11,590 SF (0.27 acres)              | Green gathering space with lawn, fountain, and shade trees. Bike station will be a future amenity                                       |
| 54                                 | Philadelphia Avenue Urban Park  | Southeast corner of Philadelphia and Georgia Avenues                             | 8,361 SF (0.192 acres)              | Landscaped area screening parking lot from road                                                                                         |
| 55                                 | Royce Hanson Urban Park         | 8787 Georgia Avenue, southeast corner of Georgia Avenue and Spring Street        | 10,206 SF (0.234 acres)             | Picnic tables, mature trees, and flower beds                                                                                            |
| 56                                 | Jesup Blair Local Park          | 900 Jesup Blair Drive                                                            | 615,964 SF (14.14 acres)            | Football/soccer field, tennis courts, basketball court, picnic area, a playground, and Blair House                                      |
| 57                                 | Juniper-Blair Neighborhood Park | Corner of Juniper and Blair Avenues                                              | 29,540 SF (0.678 acres)             | Playground, tennis courts, and basketball court                                                                                         |