
Email

I support ending exclusion...

Email

From	Patrick Thornton
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	I support ending exclusionary zoning in Montgomery County and expanding the downtown Silver Spring boundaries
Date Sent	**Date Received** 6/3/2020 8:22 PM

I write to you as a resident of Silver Spring, a homeowner in Woodside Park, and as someone who tries his best to support all members of our society.

This is why I support ending exclusionary zoning in Silver Spring and expanding the boundaries of downtown Silver Spring.

The exclusionary zoning that Woodside Park still sits under is, in effect, a modern form of redlining. Because class and socioeconomics are so tightly tied in this country, any exclusionary zoning that aims to keep out non-wealthy people -- which is what we have right now -- has made the area artificially less diverse.

Exclusionary zoning ends up being segregationist. Montgomery County has the distinction of both being one of the most diverse counties in the country and one of the most segregated. That's exclusionary zoning.

It is no mystery that the most diverse part of Woodside Park is the part with townhouses and less restrictive zoning. This exclusionary zoning was put into place before many of us were born. We don't have to continue to support its legacy.

I do not support exclusionary zoning and the classist and racist impact it has. I understand that most people have never thought that deeply about zoning, but it is something that didn't exist for most of this country's history and was developed as a way to exclude people.

Many people in Woodside Park proudly display Black Lives Matter, Hate Has No Home Here, We Support Our Essential Works, etc. signs. I support all of these things too, and one thing I can do as an individual to help support more people is to help to make housing more affordable and less segregated.

Our first injustice here was the passage of exclusionary zoning, deliberately intended to keep out minorities and less well-off residents.

This injustice has been with us for many decades -- longer than many of us have been alive, and for which most of us are not responsible for.

But we are responsible for the here and now. We are responsible for the future.

Some are arguing that we need to study this more. That we need to take change slow. That we need to preserve neighborhood character.

Delaying the righting of a wrong is a second injustice.

The longer we delay repealing exclusionary zoning, the more harm we cause each and every day in this county. People's lives are being affected at this very moment by exclusionary zoning. Is that what we want for our community?

I support all of the options here. Option D is the best, but I don't think it goes far enough. I'd like to see what Option E looks like. I'd challenge the planning board to think big, to think about this moment we are in as a country, and to embrace being bold enough to make the hard, necessary changes to make this county a better, more just place for all.

Less exclusionary zoning is progress. But no exclusionary zoning is justice.

What I am asking for today is justice.

Thank you.

Sincerely,
Patrick Thornton
8844 Woodland Dr.

Attachments

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Email

Re: Proposed Silver Spring ...

Email

From	LIz D
To	<MCP-Chair MCP-Chair>; County Council; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Re: Proposed Silver Spring Commercial Residential Boundary Changes
Date Sent	**Date Received** 6/3/2020 4:13 PM

Greetings,

Request

Please postpone an extension of boundaries of the Downtown Silver Spring Central Business District scheduled for June 4. We need more time and an open process to weigh in on such an important decision.

Considerations for Future Discussions

Consideration of each boundary proposal needs more time. The 2020-2040 Master Plan development model for the County's largest geographic cityscape presents a great opportunity for alternative ideas during the time of a society in flux. What follows are ways I would like to see Silver Spring continue developing the environmental jewel of Montgomery County.

Background

My husband and I have owned a single family home on Dartmouth Ave. for more than 20 years. Our children attended Sligo Creek Elementary and the Silver Spring International Middle School.

In my career as an environmental planner, I firmly supported the principles of Smart Growth. I agree with the American Planning Association (APA) that with the pressures of climate change and the unknowns of Covid 19, this is a brilliant opportunity to take creative charge and advantage of the public's elevated valuing of green space and public space...the benefits nature provides our physical and mental well being — stress reduction, attention restoration, and accelerated recovery from illness.

A recent APA article on planning post-Covid 19 said: these values are researched extensively but not taken seriously enough by planners. Right now, people crave outdoor spaces in their cities and their connection to nature. For example, "Oakland is permanently converting 10% of its streets into space for walking or cycling, and Seattle will make permanent the temporary closure of 20 miles of city streets to cars."

Opportunity Awaits

Montgomery County is a wealthy county and potential governance model for the nation. So much has gone well recently. AARP within the past two years named Silver Spring one of its most inviting cities for retirees. How the State and County have cooperated and handled matters such as the respect for vulnerable populations during the pandemic has been good. Let's keep the momentum...making the right connections.

Future economic success long term depends on anticipating what people want and gaining trust that governance providers will meet their needs. For Silver Spring, this is a golden opportunity, challenge, and balancing act. The city is already a natural and historic gem with remarkable anchors that frame our landscape and our future.

1. The Francis Blair homestead in 1840 became the magnet for an explosion of suburban and commercial development in the 1930s-50s with many buildings from the era preserved.
2. Historic neighborhoods, well built homes that will survive any hurricane, surround former Montgomery Blair High School (now SCES and SSI) that turns 100 in 2035.
3. Mrs. Ks Toll House restaurant, historic toll house on Rt. 29, has served since 1914.

4. **Contiguous mature landscaping connected to Sligo Creek Park invites all manner of wildlife including a recent Bald Eagle, yet we are only 1/2 mile walk from downtown at Cedar St. Comparing a satellite map of DC with its dense green canopy of Rock Creek Park, Silver Spring will want to plant more trees and preserve more green space to buffer narrow stream parks to retain the health of our city's "green lungs".**

What the Master Plan Could Do - Expand Silver Spring as the County's Best Environmental Planning Model

Silver Spring is the home of Rachel Carson, one of the greatest environmentalists. In lieu of extending development boundaries into existing neighborhoods, **consider the green alternative of keeping intended development within existing boundaries as the Master Plan's foremost environmental goal.**

1. **Our smart growth model began years ago centering development around a Silver Spring Metro, rail, and bus and transit hub. Silver Spring has the only section of the Purple Line that runs through a residential zone. It will be several years before completion; let it be done before starting more construction in these neighborhoods. Win trust and allegiance by keeping development within existing boundaries, not threatening neighborhoods with more difficult changes.**
2. **Create greater density where warranted for middle income development, mindful of planned carbon footprint in climate change goals. With Takoma Park, Tree Sanctuary, beside us, we have a strong political environmental partner.**
3. **Build on Silver Spring as a diversity model in virtually all demographics (example: SSI is a mid-ranked County International Baccalaureate school serving 41% low income populations). Planning must consider vulnerable populations and decisions impacting quality of life.**
4. **Consider converting parking areas within downtown into "missing middle" architecture with parking below and bikes encouraged. Transform more downtown streets into interaction zones or green spaces or economic zones. Create economic enterprises for rooftop gardens for growing vegetables to sell in city street markets.**

What We Can Find Out Together

Those of us who live here love our historic and natural history values that define Little Silver Spring. Reach out and partner with us to continue improving our vibrant international, environmental jewel. Give us a healthy, safe, and secure future we can trust.

For future planning, let us weigh in on helping Silver Spring determine whether we need more, not less space in our homes than before because we plan to work more from home. Having sheltered in place, help us determine as a community whether we need less rather than more density on our sidewalks and streets to safely manage any future calls for social distancing.

To construct the right architecture for our needs, help us see how Silver Spring dwellers in condos and apartment buildings felt during the pandemic and how to improve their post-Covid 19 world. Help us know whether more parks are needed with physical distancing planned into them, or if more commuter bike routes are needed if subways are not desired because of crowded conditions. Help us see if more trails are required to run, walk, take out pets, and let our children play.

Let's get together and plan.

Thank you,

Liz Davenport

Sent from my iPad

Attachments

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Email

Comment re: proposed Silv...

Email

From mary@cbar.info

To <MCP-Chair MCP-Chair>; Casey Anderson; Casey Anderson; Fani-Gonzalez, Natali; Gerald Cichy; MCP-Chair #; MCP-Chair@mncppc-mc.org; Natali Fani-Gonzalez; Natali Fani-Gonzalez; Partap Verma; tina.patterson@mncppc-mc.org

Cc Atara Margolies; cbar-bod@googlegroups.com; Elza Hisel-McCoy; elza.hisel-mccoy@montgomeryplanning.org; Gwen Wright; Gwen Wright; Gwen Wright; Leslye Howerton; Leslye.Howerton@montgomeryplanning.org

Subject Comment re: proposed Silver Spring CBD boundary change

Date Sent **Date Received** 6/3/2020 7:45 PM

Dear Chairman Anderson and members of the Board:

I'm writing on behalf of the Coalition of Bethesda Area Residents to comment on Item 7, Silver Spring Downtown Plan, ahead of the Planning Board meeting scheduled for June 4.

We were made aware that commissioners suggested changes to the Silver Spring CBD boundary while discussing the staff-proposed Scope of Work at the March 26 Planning Board meeting.

As participants in a recent sector plan update, CBAR appreciates and supports what is needed to make the planning process successful. Given the hard work ahead for all participants in the Silver Spring plan, we share a concern many others voiced regarding timing and communication.

Should the Board lean towards *not* accepting the Staff Recommendation to maintain the boundaries as presented on March 26 (Option A), we ask that you allow additional time for public outreach and education prior to making any motion.

The sector plan process can be highly disruptive and contentious, even in more settled times. The proposed boundary change took many by surprise and many have not had the time to evaluate the implications and significance of the different options proposed, or learn how to participate in the process. We think it's appropriate for the Planning Board to bear that in mind prior to making any decision, particularly given the many other challenges our communities confront.

Sincerely,
Mary Flynn
President, CBAR

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Email

VOTE on June 4 re Silver S...

Email

From cathykaywriter@gmail.com

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject VOTE on June 4 re Silver Spring downtown ZONING

Date Sent **Date Received** 6/3/2020 8:10 PM

Dear Chairman Anderson and colleagues:

My husband and I have lived in the Seven Oaks Evanswood Silver Spring community for over 23 years and I am writing to express our strong opposition Agenda Item 7 — the Silver Spring Downtown Plan, scheduled for a vote tomorrow at the Planning Board's meeting (June 4, 2020).

We bought our house the day after the atrocious Mega Mall was finally defeated and have watched at the community has developed, mostly for the better. The current Silver Spring CBD owes its existence to the stakeholders in the community who fought for a more walkable, pedestrian-oriented downtown.

Change in a community, especially as if affects people's homes, is effective only when it involves community members. As far as can be gauged, the County Council approved a work plan for the Planning Department that included a minor master plan amendment for the Silver Spring Central Business District (CBD), focused on South Silver Spring. No mention was made of annexing surrounding single-family neighborhoods.

Whether by intent or carelessness, the Planning Board has not effectively shared with neighbors its assessment of the need to expand the borders of the Silver Spring Downtown Plan to include portions of long-standing single-family neighborhoods. Why not and why now? Community residents are in the midst of nationwide trauma from the Covid-19 pandemic and civil unrest. The Planning Board has seen fit to move ahead on changes that will no doubt have a major potential impact on people's lives and property wealth, without involving those so personally affected.

The planned changes on the agenda for tomorrow greatly exceed what the Planning Department was tasked to do by the Council.

We urge you to refrain from a vote tomorrow without community input and by-in. Now is not the time for the Planning Board to change the zoning of people's homes, certainly without community input that will produce the best of all worlds. Going it alone with a stealth vote is neither constructive nor in the best interests of anyone.

Respectfully yours,

Cathy Kristiansen
729 Dartmouth Avenue
Silver Spring, MD 20190
301-578-4133

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Proposed Silver Spring Res...

Email

From Lauren Posten

To <MCP-Chair MCP-Chair>; Councilmember Glass; Councilmember Hucker; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; County Council; Jawando's Office, Councilmember; MCP-Chair #; MCP-Chair@mncppc-mc.org; Tom Hucker

Cc

Subject Proposed Silver Spring Residential Commercial Boundary Changes

Date Sent **Date Received** 6/3/2020 3:47 PM

Good Afternoon,

I'd like to express my opinion of the proposed Silver Spring CBD Boundary changes.

I live at 701 Wayne Avenue and I would be part of the new boundary. Being on a busy road, this change could affect me significantly.

Isn't there supposed to be a process with public comment when you make substantial changes like this? To me, it seems like there are quite a few for lease buildings and locations in the current downtown. I doesn't seem like there is a need to expand at the moment, particularly without public comment.

As a tax paying citizen who would be directly affected, please consider my comments and change this process so that your citizens can have a say in the matter.

Thank you,

Lauren Posten
701 Wayne Ave, Silver Spring, MD 20910

Attachments

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Email

Opposition to Item #7 , the...

Email

From	max2allie@aol.com
To	<MCP-Chair MCP-Chair>; Atara Margolies; Councilmember Hucker; Councilmember Rice; councilmember.albornoz@montgomerymd.gov; councilmember.friedson@montgomerymd.gov; councilmember.glass@montgomerymd.gov; councilmember.jawando@montgomerymd.gov; councilmember.navarro@montgomerymd.gov; Councilmember.Riemer@montgomerycountymd.gov; elza.hisel-mccoy@montgomerplanning.org; Gwen Wright; Gwen Wright; Gwen Wright; Katz's Office, Councilmember; leslye.howertoon@montgomeryplanning.org; MCP-Chair #; MCP-Chair@mncppc-mc.org; Tom Hucker
Cc	
Subject	Opposition to Item #7 , the Silver Spring Downtown Plan on Planning Board Agenda for June 4, 2020
Date Sent	**Date Received** 6/3/2020 6:01 PM

June 3, 2020

Dear Chairman Anderson and others:

As a longtime resident of the Seven Oaks Evanswood Community, I am writing to share my strong opposition to the consideration of Agenda Item 7, the Silver Spring Downtown Plan, scheduled for a vote tomorrow at the Planning Board's June 4, 2020 meeting.

Effective change, especially as it relates to people's homes, needs to be done in partnership with community members to build trust. That trust relationship begins with effectively communicating the need for change. And while I understand that the County Council did approve a work plan for the Planning Department that included a minor master plan amendment for the Silver Spring Central Business District, there was never any mention of annexing surrounding single-family neighborhoods. The focus was meant to be on South Silver Spring.

The Planning Board has not effectively shared with neighbors the need to move ahead at THIS time to expand the borders of the Silver Spring Downtown Plan to include portions of single-family neighborhoods. And quite frankly, the timing couldn't be worse. Community residents are in the middle of a pandemic amid civil unrest. I simply can't imagine a more tone-deaf action on the part of the Planning Board than to consider a change that affects people's homes and leads to more suspicion and fear.

The planned changes on the agenda for tomorrow greatly exceed what the Planning Department was tasked to do by the Council. What little information I have seen explaining the rationale for the action comes from communications the Planning Board has had with citizen groups and others in the community who have researched the matter.

It is my understanding that in the context of including St. Michael's school and parking lot as part of the Silver Spring CBD, discussion arose about including areas to the east and north now restricted to single family zoning. The rationale was that expanding the Silver Spring CBD into those areas would address the impact of the Purple Line on the CBD, increase the stock of affordable housing close to the CBD, and address issues of racial and socioeconomic equity within the CBD community. Examining the role of single family zoning and its effect on increasing inequality, aggravating a shortage of housing, and limiting access to housing opportunities was also cited as important in the reasoning. As was looking at other community's efforts to increase housing opportunities for what was referred to as "the missing middle". All important issues requiring lengthy discussions and debate among stakeholders and leaders.

Not a vote tomorrow without community input and by-in.

As a long-time resident of the Silver Spring community, I have been on the frontline of change in the downtown for 35 years. A Megamall, a wave pool, the destruction of the Armory, saving the Silver Theatre, minor league stadiums…it feels like our community has been a focus for change and under construction for as long as I can remember.

The current Silver Spring CBD owes its existence to the stakeholders in the community who fought for a more walkable, pedestrian-oriented downtown. Through the years, there have been plenty of opportunities to surround that CBD with housing that would accommodate a more balanced socio-economic mix.

And while I have sat through hours of Planning Board testimony from experts insisting that increased and only increased housing construction would lead to more affordable housing, what I have witnessed is high rise apartment building after high rise apartment building being built in the downtown area. The apartments all rent for the approximately the same rate and include the same amenities such as pools, gyms and concierge services. That is the kind of development that has priced many residents out of our community. What I have come to believe is needed instead is preservation of existing affordable housing stock for both apartment buildings and single-family homes surrounding the Silver Spring CBD.

Zoning portions of single family home communities as part of the CBD will only lead to property owners selling to the highest bidder—developers who will look to assemble neighboring parcels, tear down the small, single family homes that exist and build more expensive housing. It is not their fault. A developer's job is to maximize profit. That does not accomplish any of the goals cited by the Planning Board in their support of a zoning change.

The pictures of the "missing middle" housing that other communities are building that were circulated reminded me of a concept presented by the SOECA neighborhood association for the old Chelsea School site. We advocated a series of clustered dwellings, single family homes with attached townhouses and duplexes, nestled into the varied terrain at the site. The idea was to provide a mix of housing choices to increase socio-economic diversity and the stock of affordable housing, and also protect the environment by limiting the wholesale destruction of trees and leveling of the terrain. Instead, the Planning Board approved the construction of 63 luxury townhomes on the site. Those properties sold for more than our existing homes in the community and basically just raised housing prices all around.

So, I don't have very much faith that including half of our neighborhood in the Silver Spring CBD will accomplish your goals. What it will do is divide a long-standing successful community about to celebrate its 100th anniversary. A community where people want and chose to live, some like me for a lifetime.

There is no question that the impact of the Purple Line will be felt throughout our neighborhood. The construction has already had an effect. In terms of impacts on zoning and density, the community is relying on promises made by the County Council as part of their unanimous approval of Resolution 16-1470, the Purple Line Functional Plan. In that Resolution, the Council indicated its intent and desire, that "should a Dale Drive station ever be built, that the Purple Line station not be a predicate for 'up-zoning' the single-family residential neighborhood around it." So, in terms of the SOECA community there should be NO

zoning changes predicated on the construction of the Purple Line, including proximity to the Library station.

While now is not the time for the Planning Board to change the zoning of people's homes, it is the time for the Board with support of staff to prepare for changes in our community as a result of the pandemic shutdown. Thousands of our residents have been thrown out of work as a result and their jobs may never return. While they may be surviving economically now as a result of unemployment and protections such as restrictions on evictions and foreclosures, that can't last forever. The same day I read about the Planning Board's plan for zoning changes, the New York Times had a frontpage headline that stated, "Looming Eviction Crisis on the Horizon". If housing for the middle class is missing in our community, where will the poor go? That is something worth planning for at this particular time because it is actually going to happen.

All the best,

Vicki Warren
503 Pershing Drive
Silver Spring, MD 20190
301-537-6572

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Concerns - Silver Spring CB...

Email

From	Alan Bowser
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	Alan Bowser; Alan Bowser; Alan Bowser; alan.bowser@gmail.com; cagardner@meridiansolutionsinc.com; Carol Gilbert; Chris Richardson; nvucenik@gmail.com
Subject	Concerns - Silver Spring CBD Master Plan
Date Sent	**Date Received** 6/4/2020 9:49 AM

Members of the Montgomery County Planning Board--

I have the following concerns about the Board's and the Planning Department's work concerning the Silver Spring CBD Master Plan.

I ask you not to use an administrative process to significantly change the boundaries of the Silver Spring CBD master plan with the purpose of increasing density 4 to 8 times current levels in surrounding stable residential neighborhoods. Administrative actions by the Planning Board exclude public notification, outreach, participation, and council oversight processes and protections of a typical master plan update, ZTA or map amendment.

Last year, the County Council originally approved adding to Planning staff's work plan the Silver Spring CBD as a "minor master plan amendment," focusing on South Silver Spring. Since that council approval more than a year ago, there have been no public or written statements on significantly expanding the CBD plan boundary until the March 26 2020 Planning Board meeting (held virtually under pandemic guidelines).

There has been no attempt at public outreach in the two months since the board asked staff to come up with boundary expansion options until the damage control activities of the last few days. And, you know well, my neighbors in East Silver Spring, Park Hills and Seven Oaks-Evanswood are confused about the process and disappointed in the Board's community outreach and participation. The news about hundreds of homes possibly

being “annexed” into the CBD created a lot of confusion, angst, and a great deal of distrust of the Planning Board, sabotaging Thrive 2050 efforts. Although master plan boundaries are often tweaked here and there, the annexation of whole neighborhoods into a CBD is unprecedented.

The “missing middle” concept is not ready for prime time. No regulatory framework or financial incentives exist to realize MM's stated goals to increase density 4 to 8 times current levels, provide affordable housing and create racial equity.

It is my hope that you will postpone any decisions and votes on these matters for at least three weeks, and that you share widely any information that has been prepared by Board consideration with the public and, urgently, with residents in the impacted neighborhoods.

Thank you for your prompt attention to this matter.

Alan Bowser, President
Park Hills Civic Association
Silver Spring, MD

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

In favor of "missing middle...

Email

From	Meghan Hess
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	In favor of "missing middle" housing near DTSS
Date Sent	**Date Received** 6/4/2020 2:56 PM

To whom it may concern,

I write to offer my strong agreement with proposals to gently, gradually, ease the restrictive zoning laws that limit available housing diversity in the areas of the Silver Spring Metro and Purple Line "transit-shed." I write as a homeowner of one of the stand-alone, single-family homes that some of my neighbors are determined should remain the exclusive option for building in this neighborhood.

I love the history and the "character" of my home and my neighborhood. I also strongly believe that increasing density options is critical, and that it can be done in a thoughtful manner that serves the "missing middle" referenced in some of the planning documents, without resorting to high-rises that some of my neighbors fear. I welcome the idea of infill housing, duplexes, four-plexes, and townhomes, and think they will fit in very nicely within the lovely Seven Oaks-Evanswood "character."

As a greater Washington area community, we stand to benefit from diversifying the socioeconomic makeup of our neighborhoods and taking steps, small as they are, to combat the effects of a history of redlining in our area. We also have no time to waste when it comes to decreasing dependence on cars in Montgomery County, and creating more housing accessible to transit would combat the "need" (I disagree it's needed) for an expanded Beltway, which itself would truly destroy neighborhoods and "character."

Thanks for your thoughtful consideration of the ways that our community can grow and change for the better.

Meghan Hess
Pershing Drive
Silver Spring

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Email

I support Option D: Walks...

Email

From Ted Martin

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject I support Option D: Walkshed Expansion

Date Sent **Date Received** 6/4/2020 7:51 AM

Members of the Planning Board,

Please select boundary Option D for the Silver Spring Downtown Plan.

The "walkshed" method is the preferred method of determining how and where new and diverse housing types would best address our growing regional housing shortage and increase long-term use of mass transit. Time and distance to walk to a mass transit station is the most logical, effective way to measure the local, regional, national, and global benefits of new housing and new housing types.

Other options would reinforce exclusionary zoning policies of the past. That is the wrong direction.

Thank you,

Ted Martin
1812 Cody Drive, Silver Spring Maryland

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Email

Writing in Support of Opti...

Email

From Isabelle Scholes Young

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Writing in Support of Option D

Date Sent **Date Received** 6/4/2020 12:59 AM

Hello, my name is Isabelle Scholes-Young and I'm a Montgomery County high school student. I'm writing to express my support for Option D for Silver Spring's Downtown Plan. This option will effectively create the level of mixed income housing we need to combat the decades of stagnation and segregation that created the housing patterns we see today. It is vital that you prioritize housing integration in Silver Spring, and I strongly believe that Option D is the most effective way to address this. Thank you.

Best,
Isabelle Scholes-Young

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Coalition for Smarter Growth
DC • MD • VA

April 20, 2020

Montgomery Planning Board
8787 Georgia Ave
Silver Spring, MD 20910

Re: Silver Spring Downtown Plan Boundary

Dear Chair Anderson and Planning Commissioners,

Please accept these comments on behalf of the Coalition for Smarter Growth, the leading organization in the DC region advocating for more walkable, inclusive, transit-oriented communities. **We support expanding the boundary of the Silver Spring Downtown Plan** to include neighborhoods within a reasonable walking distance of certain Metrorail, Purple Line, and Flash stations.

Specifically, we urge you to consider including properties within a:

- 20-25 minute walk of the Silver Spring Transit Center
- 15-20 minute walk of the future 16th Street, Silver Spring Library, and Dale Drive Purple Line stations
- 10-15 minute walk of the future Fenton Street Flash station

The Silver Spring Downtown Plan update is an opportunity for the Planning Board to embrace missing middle housing and the new "complete communities" concept proposed in Thrive Montgomery 2050. Mixed-use communities with different types of homes to rent or buy are more affordable and sustainable, enabling people from all walks of life and all incomes to live without relying on a personal vehicle.

Furthermore, including neighborhoods abutting the current central business district (CBD) will allow for a better flow of the built environment. Currently, many high-rise buildings within the CBD are adjacent to single family homes. Silver Spring would greatly benefit from "gentle density" connecting high-rise clusters with lower density neighborhoods.

East Silver Spring, adjacent to the CBD, already offers an example of a neighborhood with an array of townhomes, duplexes, and small apartment buildings. However, many of these housing options are now illegal to build just outside of the CBD under zoning changes made in the 20th century to promote segregation. Right now, an aging, modest single-family house can be torn down and be replaced with a much larger, million-dollar (or more) house, but homeowners and developers are not permitted to build a duplex or triplex alternative. **Silver Spring should be more than mansions.**

The recent housing needs assessment showed that downtown Silver Spring is the highest demand community within Montgomery County – it's the only housing submarket to experience a net gain in both owners and renters – especially young families.

I wish to share my personal story: My partner and I are lucky to have found an affordable apartment in the Silver Spring CBD and would like to stay in this area when eventually "settling down." When we look at the options to own in Silver Spring, we're immediately discouraged by the dominance of homes in the $700-800k

range. Few, if any, are below $550k. None are in our current price range. Even if our incomes rise significantly, we doubt it will be enough to keep up with the rise in housing prices.

It should be emphasized that **we're the lucky ones** – both from middle-income families, college educated with no student debt, and a combined income of approximately the county's median household income. If all our privilege is not enough to guarantee a future in Silver Spring, where do we expect existing low-income families and 20,000 future families making less than $50k to live?

Like many, when we buy a home, we want to be able to live close to transit and jobs in order to have a high quality of life and to not add to traffic, pollution, and the greenhouse gas emissions that contribute to climate change. These are also primary goals for the county and are key to our economic competitiveness.

Therefore, we urge you to expand the boundary for the Silver Spring Downtown Plan and prioritize affordability, diversity, and sustainability. **We can build a future for everyone in downtown Silver Spring**.

Sincerely,

Jane Lyons
Maryland Advocacy Manager
Coalition for Smarter Growth

Re: Item #7
Silver Spring Downtown Plan
June 1, 2020

1225 Noyes Drive
Silver Spring, MD 20910

Planning Chairperson Casey Anderson and Commission Members:

Updating the Silver Spring Downtown Plan and looking at its boundaries is important. As you look at the boundaries, I (a retired White female resident) like that alternatives will be viewed through different lenses to find an appropriate balance with current homeowners and the future missing-middle homeowners. Which of the plans; A,B,C, or D best fulfills that challenge is much more difficult.

As you can imagine, the listserve in Woodside Park has been very active with outraged homeowners, homeowners who seek new housing alternatives, and uncertain people who don't know what to believe. These opinions can't be classified into long-term residents and newer residents, just as they vary by age and ethnicity.

My opinion is that we need to stretch the boundaries of downtown Silver Spring to encompass more multi-family housing. This housing should cater to three or four families and be suitable to neighborhoods. There are many illustrations that would fill the bill. Expanding the area to accommodate more businesses at this time doesn't seem prudent. Obviously as the plan continues to evolve, weight should be given to new emerging trends. One of the problems we all face is projecting into the future.

Having grown up in a family neighborhood that included duplex, triplex and fourplex housing probably makes this transition more reasonable to me. Conquering current homeowner fears will be a large and difficult task.

Which option is best? Honestly, I think there is something between Plan B and Plan C that may appeal to more current and future homeowners. Yes, the county and this region around Silver Spring needs to look to the future, but it also has to be palatable for the present.

I look forward to closely following this plan just as I do most land use items. When I watched the proceeding in March there was no doubt in my mind that this would be a hot item on the April Prezco agenda.

Sincerely,
Barbara (Bee) Ditzler

Email

more than mansions i...

Email

From	Dan Reed
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	more than mansions in Silver Spring
Date Sent	**Date Received** 4/21/2020 5:07 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hi! My name
is Dan Reed and I'm a homeowner in East Silver Spring. I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring
is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. For many people - young people,
immigrants, downsizing seniors, or the essential workers who are keeping us safe, fed, and healthy - affordable homes near transit, jobs, and daily needs are a lifeline.

That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options
that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit,
jobs, or loved ones are being priced out of our community.

I
grew up in downtown Silver Spring, and I wanted to live here as an adult. My partner and I love walking to our jobs, supporting local businesses, and being close to friends and loved ones. We struggled for years to find a home we could afford, and worked five
jobs between the two of us to save up for a small townhome here. While we feel very fortunate, it's been heartbreaking to watch many of our friends leave the area because they can't afford it anymore.

The Silver
Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near
the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

Thank you for
your consideration, and for your commitment to the people that make this community great.

Signed,

Dan Reed
8120 Hartford
Avenue
Silver Spring,
MD 20910

Dan Reed
justupthepike@gmail.com
www.justupthepike.com
www.imdanreed.com
202/256-7238

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Silver Spring Zoning

Email

From David Fogel

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Silver Spring Zoning

Date Sent **Date Received** 4/21/2020 7:29 PM

Dear Chair
Anderson and members of the Montgomery County Planning Board:

Hi! My name
is David Fogel
and I'm a homeowner and business owner in South Silver Spring.
I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring
is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. That means we need diverse types of homes, like duplexes, townhomes, and small apartment
buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built,
and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

I purchased my first condo in Silver Spring as a single young man. I was fortunate to be able to find another condo as my family grew, that could accommodate us and our living desires. This has become increasingly difficult and I've watched many friends being forced to move farther and farther outside of the city limits because of a lack of housing options.

The Silver
Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near
the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

Thank you for
your consideration, and for your commitment to the people that make this community great.

Cheers,
David Fogel

7981 Eastern Ave C8 Silver Spring, md. 20910

Director
301.437.6652
FB Vimeo

8001 Kennett St.
Silver Spring, Md. 20910

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Silver Spring Downto...

Email

From Lawrence Hurley

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Silver Spring Downtown Plan comments

Date Sent **Date Received** 4/21/2020 8:04 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

My name is Lawrence Hurley. I am a homeowner in east Silver Spring.
I support expanding much-needed housing choices as part of the Silver Spring Downtown Plan.

In a diverse community that is becoming more urbanized every year, the housing stock should reflect the needs of the people who live here. We need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. There is a worrying absence of such developments. Instead, I see supersized houses being constructed that are not making good use of limited space and resources. People who want to live near transit, jobs, or loved ones are being priced out of our community.

My wife and I have lived in Silver Spring with our son for 14 years now but when we recently bought a new house we found our options severely limited in part because so many houses are so much bigger than what we needed (or could afford). As demographics change, many other people, especially young families, are in the same boat.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority.

Thank you for your consideration.

Sincerely

Lawrence Hurley
704 Boundary Avenue
Silver Spring
MD 20910

--
Lawrence Hurley
Tel: 443-255-0046

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Re: Silver Spring Dow...

Email

From Dylan

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Re: Silver Spring Downtown Plan

Date Sent **Date Received** 4/22/2020 10:02 AM

Dear Chair Anderson and members of the Montgomery County Planning Board:

My name is Dylan
and I'm a renter
in Downtown Silver Spring.
I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring
is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life.

That means we
need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central
business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

I once had neighbors
who enjoyed walking together and visiting our locally owned stores in downtown silver spring. After a few years the couple got married and wanted to start a family. They had to move to Prince George's county in order to find a larger home in their price range.

A majority of Montgomery County's land is zoned in such a way that prevented my friends from starting a family in Silver Spring.
My partner and I are similarly worried that we couldn't find new affordable housing in Silver Spring if our landlord refuses to offer us a lease renewal.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

Thank you for your consideration, and for your commitment to the people that make this community great.

Signed,

Dylan Shelton
Silver Spring, 20910

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Better, more inclusiv...

Email

From	Allison Gillespie
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Better, more inclusive zoning for Downtown Silver Spring
Date Sent	**Date Received** 4/28/2020 8:57 PM

To Casey Anderson and members of the Montgomery County Planning Board:

I am writing to support the expansion of housing choices in the Silver Spring Downtown Plan.

I live in the Forest Glen neighborhood, just to the north of Silver Spring's downtown business district. I consider Silver Spring my adopted hometown and love the vibrant street life which I hope will return once COVID passes.

I think maximizing people's proximity to Metro, the Purple Line and bus lines is a key aspect of good planning. We need to think of a future where people will need cars less and use existing infrastructure more.

I am urging you to consider so called "missing middle" housing for downtown Silver Spring because I do not think amenities like access to a downtown business district and mass transit should be only available for those in small apartments or those who are very wealthy and can afford extremely expensive single-family homes.

It seems strange to me that it has become essentially illegal to build anything other than a single-family home in this thriving urban area. As a county we should be serving many household economies and providing homes to many different types of people through innovative, modern zoning. Because the market is so tight and active now, many seem to be purchasing older, modest homes and improving them for resale at astronomical prices. I fear this means younger people are often forced out of the market, and older people are cashing out of our county and taking their money to retirement locations elsewhere.

It has also been well-documented that mid-20th-century zoning was designed to keep suburban areas like Silver Spring racially and religiously segregated. The time has come to address this ugly part of our history and diversify, making the housing market and our neighborhoods more inclusive to all.

I submitted many similar comments regarding my own neighborhood just last year. I love Silver Spring. Let's open it – all of it – for the future.

Thanks for your time and attention.

Alison Gillespie

Attachments

	File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Silver Spring Downto...

Email

From Tino Fragale

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Silver Spring Downtown Plan

Date Sent **Date Received** 4/28/2020 12:01 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hello! My name is Tino Fragale and I'm looking to rent in Downtown Silver Spring. I live in South Four Corners with my parents now. I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. For Silver Spring to continue thriving and grow in its vibrant diversity, we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

Downtown Silver Spring is not only my dream home, but it's the dream home of much of our DC metro community. Since last year, the nonprofit I direct (Everyday Canvassing), has knocked thousands of doors in Silver Spring, White Oak, and the Takoma Park area. We ask everyone we meet, "what concerns do you have in your community?" Some very popular concerns MoCo residents worry about are whether they could ever afford a house in our area, will they be able to afford their rising rent, will they have to move to Prince George's or Howard County and sacrifice their best life in Silver Spring for an affordable home elsewhere? With this expansion, we can give so many folks the opportunity to live in the best city on earth. The American city where you can get the best Ethiopian food outside of Ethiopia. The city where you can look through restaurant windows and the folks eating together with different hair colors, skin colors, and clothing styles. Augh, that's my city! My city that I still have to drive to :/ So please, help make it easier for me and all of our MoCo neighbors to thrive along with our favorite city.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

With appreciation for your work,

Signed,
Augustin Angelo Fragale
He/Him Pronouns
10023 Dallas Avenue
Silver Spring, MD 20901

--
Augustin A. Fragale
He/Him
240-264-7102

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

More than mansions i...

Email

From	Alicia Oltuski
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	More than mansions in Silver Spring
Date Sent	**Date Received** 5/3/2020 1:12 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hi! My name is Alicia and I'm a homeowner in Silver Spring. I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

I value and support the diverse community that Silver Spring has been and can continue to be if we protect the rights of all people to live here via planning.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

Thank you for your consideration, and for your commitment to the people that make this community great.

Signed,
Alicia
Silver Spring MD

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Regarding the Master Plan...

Email

From RossandShira Bettinger

To <MCP-Chair MCP-Chair>; Councilmember Glass; Councilmember Hucker; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; County Council; Gwen Wright; Gwen Wright; Gwen Wright; Jawando's Office, Councilmember; MCP-Chair #; MCP-Chair@mncppc-mc.org; Tom Hucker

Cc

Subject Regarding the Master Plan Boundary Vote

Date Sent **Date Received** 5/29/2020 2:27 PM

Changing the existing Master Plan borders would greatly change the residential character of Woodside Park. It is especially troubling given the staff's justification for doing so and the fact that the Park and Planning Commission is already including many of our blocks in the Montgomery Hills Sector Plan. This opens the door to threatening the unique residential character of our homes throughout Woodside Park. **Our homes should NOT be included in commercial area sector plans.**

Our neighborhood civic association leaders, home owners and impacted residents used to be included and sat on committees that helped jointly forger changes or adjustments to Master Plan Area strategies. **We are now excluded and this is wrong**. Planning used to be collectively created.

Did we miss the stated purpose of increasing density that is the objective of the Master Plan? We residents and homeowners are not allowed to attend Planning Board meetings any more, so because of the deliberate exclusion of our input to the planning process, we remain uninformed of the decision-making process involved in updating the Master Plan. "Cui bono?" Who will benefit from increasing density? Surely not present residents and homeowners. Who stands to profit? Surely builders and contractors who bid on the new opportunities to become available.

The vote is Thursday, June 04. **Please KEEP the existing Master Plan Area borders.**

Sincerely,
Ross and Shira Bettinger
1213 Ballard St
Silver Spring, MD 20910 We are Woodside Park home owners.

Attachments

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Email

Silver Spring Downto...

Email

From Sanjida Rangwala

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Silver Spring Downtown Plan

Date Sent **Date Received** 4/30/2020 4:37 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hi! My name is Sanjida and I'm a homeowner in the Sligo Woods/Four Corners area of Silver Spring. I'm writing to express my strong support of expanding housing choices in the Silver Spring Downtown Plan.

I chose my home in Silver Spring because of its diversity - social, economic, racial, ethnic, and cultural. In order to ensure that we remain diverse and welcoming to all people, we need many different types of homes, including duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal in neighborhoods surrounding the Silver Spring central business district, meaning that when properties containing older small homes get redeveloped, they get replaced by million-dollar mansions. Many people who want to live near transit, jobs, or loved ones are being priced out of this community.

When I moved to the DC area 8 years ago, I chose to rent in downtown Silver Spring, rather than in a different part of the region, because the vibrancy, diversity, and friendliness of the community was immediately apparent. A couple years later, when I was looking to buy a home, I tried to stay as close to the central business district as I could. Unfortunately, I was not able to afford a home as close as I would have liked.

In the ensuing years, home prices in my neighborhood have also gone up, and small affordable cottages for singles/couples/small

families have been slowly replaced by larger single family homes, whether through the creation of additions or via teardown. New homes are being built within a short walk of where I sit with garages larger than my house. For cost recovery reasons, the builders put these new or improved homes on the market at prices that are unaffordable to most people, including the current residents of the neighborhood. Overtime, this leads to gentrification and loss of housing for the middle or working class.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as single family neighborhoods like mine near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan to include the Long Branch and Four Corners and Forest Glen areas, and to make affordability and diversity of housing and people a priority. As we consider how to build for the future, let's allow more than mansions in Silver Spring.

Thank you for your consideration, and for your commitment to the people that make this community great.

Best,

Sanjida Rangwala

711 Dryden Street
Silver Spring MD 20901

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Support for expandin...

Email

From	Gretchen Goldman
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Support for expanding housing choices in Silver Spring
Date Sent	**Date Received** 5/3/2020 9:36 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

My name is Gretchen Goldman and I am a resident of Silver Spring / Takoma Park. I believe that expanding housing choices must be a part of the Silver Spring Downtown Plan.

The past year, I had the privilege of renting in downtown Silver Spring with my family. We had the wonderful experience of easy metro access and walking to local businesses nearly every day. My two toddler sons enjoyed watching the trains and buses and knowing the walking route to the diner and the library. The problem is just that--it was a privilege--one that few can afford. Downtown Silver Spring is an incredible asset to the county, yet only a few can enjoy it as residences because of limited housing options near the Silver Spring Metro and other stations along the red and planned purple line.

I'm especially concerned about the impact of the lack of choices on the diversity of Silver Spring. We live in a wonderful diverse community, but without something to change the options and affordability of the area, it risks becoming yet another exclusively affluent white suburb around DC, as opposed to the colorful, interesting area that reflects the racial and cultural diversity of our region and is a draw for many to live, work, and spend leisure time there. The lack of housing choices and restrictive zoning laws are racist and outdated. It must be addressed.

We now own a house in Takoma Park, at the county edge, after struggling to find an affordable place for a family to live in the more urban parts of Silver Spring. We would have loved to stay near beloved Downtown Silver Spring, where we'd continue to frequent the local restaurants

and other businesses but the lack of options pushed us out, as I imagine it does for so many families who want to live and play near transit stations in Silver Spring. We need more choices.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

Thank you for your consideration, and for your commitment to the people that make this community great.

Sincerely,

Gretchen Goldman, PhD
6706 Prince Georges Ave
Takoma Park MD 20912
(Recent resident of 8309 Draper Ln, Silver Spring)

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Silver Spring Downto...

Email

From Mark Clements

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Silver Spring Downtown Plan

Date Sent **Date Received** 5/4/2020 10:49 AM

Dear Chair Anderson and members of the Montgomery County Planning Board:

I am emailing you today to voice my support for expanding housing choices as part of the Silver Spring Downtown Plan. I and my partner have rented in Downtown Silver Spring for two years, and it may be the most livable place we've called home. I am hoping that the Silver Spring Downtown Plan will make the necessary adjustments to ensure the magic of Silver Spring survives and is enjoyed by future generations.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all walks of life. In my time here, I've met immigrants from several countries, young professionals embarking on their careers and retired homeowners finally enjoying their twilight years. Downtown Silver Spring's unique balance of affordability, density and amenities makes it both one of the best deals and one of the most welcoming communities in the National Capital region.

To preserve the richness of the Silver Spring experience, we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar homes, and that people who want to live near transit, jobs, or loved ones are being priced out of our community. Many of these million dollar homes would be considered modest by the standards of other less-dense areas around the country, but they are vaulted to the status of mansions solely because not enough other housing options are being built.

I've lived in Prince George's and Montgomery Counties as well as the District of Columbia over the last seven years. While I have fond memories of all three localities, it was only in Silver Spring that I felt I was not sacrificing something to make my living situation work for me. In Prince George's, I had an affordable and comfortable place to live but little in the way of community amenities and diminished transportation options as someone who doesn't drive. In DC, I was well-connected by transit and had the world practically at my fingertips, but I could only afford renting a room just large enough for a bed in a house that was falling apart. In Silver Spring, I live in a safe, clean, modern apartment within 3 blocks of a Metro station and within spitting distance of several bus stops. The secret is getting out too: more and more of my friends have moved here over the past few years because they want a convenient and accessible urban surrounding but the District has become unaffordable even for mid-career professionals such as myself.

Unfortunately, it won't be affordable for much longer if we don't increase the housing supply; already it has become too high a price for many, particularly those in the service industry who work here. The Silver Spring Downtown Plan is a once-in-a-generation opportunity to get in front of this issue. We should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's make sure we can preserve the magic of Silver Spring for years to come.

Thank you for your consideration, and for your commitment to the people that make this community great.

May this find you well,

Mark Clements
710 Roeder Rd #600
Silver Spring, 20910

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Why I Love Silver Spri...

Email

From Michael Knaapen

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Why I Love Silver Spring, and What We Can Do to Make it Even Better

Date Sent **Date Received** 5/5/2020 5:50 PM

Dear Casey, Partap and all members of the Planning Board,

I'm Mike Knaapen, a resident of Silver Spring for seven years. In that time, I've gotten married, made many friends, found a religious community, organized public events, founded a political club, worked at a national nonprofit based here - and even as we speak, I am taking steps to transition from being a renter to a first-time home buyer.

Assuming all goes well, my new home will take me much further from DTSS, and this is in part due to a lack of affordable housing options for people in my financial situation. I cannot help but wonder if there were more housing options here in the heart of Silver Spring, walking distance from the downtown where I work and spend time and money, if we would be moving even as far as we are. As a member of a county LGBTQ club, I cannot tell you how many queer people in their 20s and 30s with great educations, drive, talent, passion and entrepreneurial spirits are being forced to move further and further from Silver Spring by the cost of housing. What a great opportunity you have to examine that plan through their eyes, with those fine young people in mind, and ask, "What could I do to make Silver Spring their home?"

My husband and I are a younger, gay couple without kids, but we love living in Silver Spring. We love being part of a community where every kind of person is welcome; speaking as a native Midwesterner, I can tell you that that is not the case everywhere. As an LGBTQ advocate who knows many other advocates here in the county, I can attest that inclusivity does not just happen. In the same way, I know that affordable, diverse housing does not just happen. So, I ask you, the Planning Board of this incredible county, to support expanding housing choices for the Silver Spring Downtown Plan. By expanding the study area for the Plan, and taking this unique opportunity to prioritize proximity to Red and Purple line as well as Flash BRT stations, you have the power to make Silver Spring an even better place to work, live and play.

Thanks for your time,

Mike Knaapen
2445 Lyttonsville Rd.
Apt. 1511
Silver Spring, MD 20910

Attachments

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Email

more than mansions i...

Email

From Amina Ahmad

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject more than mansions in Silver Spring

Date Sent **Date Received** 5/6/2020 2:15 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hi! My name is Amina Ahmad and I'm a renter in Takoma Park, MD. I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

I grew up in a very rural, non-diverse community. I love living in downtown Takoma Park (and feel extremely lucky to have secured one of the few rent-controlled apartments in the city) because I can walk to my favorite restaurants, access Metro easily to get to my job in DC, and be part of a beautiful community. I would love to have lived in either downtown Takoma Park or downtown Silver Spring, and was lucky to find an affordable home in downtown Takoma Park after years of searching. I would hope the same for other young, single, small business owners like me to have the ability to be able to live somewhere affordable, walkable, and urban. It's sad that those simple things are a luxury and privilege in this area.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

Thank you for your consideration, and for your commitment to the people that make this community great.

Signed,
Amina (Ah-min-uh) Ahmad
Founder, Handmade Habitat

handmadehabitat.co | @handmadehabitat

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

On Expanding Housin...

Email

From Devorah Stavisky

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject On Expanding Housing Options

Date Sent **Date Received** 5/6/2020 6:58 PM

Dear Chair Anderson
and members of the Montgomery County Planning Board,

Good evening.
My name is Devorah, and I rent an apartment at the Blairs in Downtown Silver Spring. Like many others, I too support expanding housing choices as part of the Silver Spring Downtown Plan.

I have lived and grown up in the Silver Spring area. My parents both lived in the Blairs when they moved to the U.S from Chile. Then, they lived in a home on Marvin Road. When my parents divorced, my father lived in a nearby townhouse on Flower Avenue. When discussing my hometown, I speak with great pride about Silver Spring's diversity in terms of race, class, and ethnicity. We welcome the highest rate of immigrants from Ethiopia, and based on

Montgomery County's own planning documents, one of the highest rates of Spanish-speaking immigrants in the county **(p. 20). The diversity in people of our municipality reflects the need for a diversity in housing options, whereby we need options for affordable housing like duplexes, townhomes, and small apartment buildings to ensure that Silver Spring's diversity is not just a characteristic of our town, but a deeply-protected value.** As you know, diverse housing options are basically illegal, including in neighborhoods like mine surrounding the Silver Spring central business district. As a result, people who want to live near the resources from which I benefit -- essential resources like transit, good jobs, and quite frankly the amenities of the best city in the world -- are being priced out of our community.
Furthermore, as the Montgomery County Trends Report notes, in 2016 one in every five people in our county was a young adult aged 20 - 34 (p. 29). People of the Millennial/Cusp-Gen-Z demographic are entering the job market in a time of great uncertainty.
In order to allow even young professionals access to Silver Spring, we need zoning laws that can accommodate a need more dire than ever for affordable housing.

The Silver Spring
Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. This is the Planning Department's opportunity to take a holistic look at our entire community, including areas within a mile of the Silver Spring
Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority.

Thank you for
your consideration, and for your commitment to the people that make this community great.

With admiration
for your work,

Devorah Stavisky
1401 Blair Mill Road #1007
Silver Spring, Maryland
20910

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

The Silver Spring Do...

Email

From Merrill Miller

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject The Silver Spring Downtown Plan

Date Sent **Date Received** 5/6/2020 4:16 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

I'm Merrill Miller, a renter in Silver Spring, Maryland, and I'm writing in support of expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

I've lived in Montgomery County since 2014 and in Silver Spring since 2019. I very much appreciate how welcoming and vibrant Montgomery County is and specifically the Silver Spring community, and I am proud to call this area my new home. However, as someone who works in the nonprofit sector, I frequently worry that I will be priced out of this area, especially given the current economic uncertainty that we are all facing as a result of the COVID-19 pandemic. One of my long-term goals would be to become a homeowner in Silver Spring, but I worry that, under present circumstances, I would not be able to remain in Silver Spring if I wanted to fulfill that goal, despite the friends I've made here, the local businesses I've come to support and the overall sense of community in Silver Spring.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

Thank you for your consideration, and for your commitment to the people that make this community great.

Signed,

Merrill Miller
Silver Spring, MD 20910

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Silver Spring Downto...

Email

From	Salim Furth
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Silver Spring Downtown Plan
Date Sent	**Date Received** 5/8/2020 4:29 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

My name is Salim Furth, and I'm a resident of Takoma Park and a frequent visitor to downtown Silver Spring. I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is a place of tremendous economic and social opportunity for Americans and immigrants of all income levels. Opening those opportunities to more people requires allowing more homes, especially in typologies that are constrained in our region. I support allowing duplexes, row houses, and small apartment buildings as a matter of right throughout Silver Spring, as well as in my own neighborhood.

Some people fear that allowing multifamily development will ruin single-family neighborhoods. My experience is the opposite. Living close beside two large buildings (one apartments, one condos) does not impinge at all on my family's enjoyment of our single-family home. We do not experience parking problems, excessive noise, or any other issue. And the neighborhood is enriched by the density: we can support more small businesses, keep playgrounds lively, and experience a diversity that definitely is not present in the Takoma Park homeowner population.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define what types of people will be allowed to live in Silver Spring. Planning exercises are full of lots of lofty and exciting ideas, but regulation is where the rubber meets the road. City planning can't force people to enjoy nifty public spaces or attend art exhibits - but it can (and often does) force them to look for affordable housing elsewhere.

The Silver Spring Downtown Plan should look broadly at the region within the Beltway, and especially the new transit corridors. Throughout that area, I urge the board to plan for widespread upzoning, which would allow market-rate development that is much more affordable than the existing mansion-oriented regulatory framework.

Thank you for your consideration, and for your commitment to the present and future residents of our region.

Sincerely,

Salim Furth
Grant Avenue, Takoma Park

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Re: Release the comm...

Email

From	Liz Brent
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Re: Release the community from the stranglehold of single family zoning
Date Sent	**Date Received** 5/15/2020 2:21 PM

thank you!

Liz Brent
Cell: 202.321.2651
Office: 301.565.2523

GO Brent

Founder of Go Brent, Inc.
914 Silver Spring Avenue #103, Silver Spring Maryland 20910
www.GoBrentTeam.com
Liz@GoBrent.co

SILVER SPRING CARES

Founder of Silver Spring Cares
Working to strengthen the community through the power of connection.
www.SilverSpringCares.org
Liz@SilverSpringCares.org

On Fri, May 15, 2020 at 2:18 PM MCP-Chair <mcp-chair@mncppc-mc.org> **wrote:**

Good afternoon,

Thank you for your comments. This confirms receipt for distribution to the Planning Board and staff to review.

Thank you,

Catherine Coello, *Administrative Assistant*

The Maryland-National Park and Planning Commission

Montgomery County Chair's Office

8787 Georgia Ave, Silver Spring, MD 20910

Main: 301-495-4605 | Direct: 301-495-4608 | Fax: 301-495-1320

www.MontgomeryPlanningBoard.org

From: Liz Brent <Liz@gobrent.co>
Sent: Friday, May 15, 2020 9:56 AM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Release the community from the stranglehold of single family zoning

Dear Chair Anderson and members of the Montgomery County Planning Board:

My name is Liz Brent and I've lived and worked in downtown Silver Spring for about 25 years now. I am the broker and owner of an independent real estate brokerage, Go Brent, which has an office at 914 Silver Spring Avenue. I've owned and raised my family in three different houses within two blocks in Seven Oaks-Evanswood. I very strongly support expanding housing choices as part of the Silver Spring Downtown Plan.

In March I handled the sale of a detached home in East Silver Spring that was converted to a 3 unit home decades ago. There were five offers and all but one of the offers were from homeowners who would occupy one of the apartments while renting the others. Multi families are rare in downtown Silver Spring, and my listing on Thayer Avenue, by its appearance a single family home and surrounded by detached homes, is extremely rare. Yet East Silver Spring is just blocks to the library, 2 grocery stores, Metro, an upcoming Purple Line stop. It's one of the few neighborhoods in Silver Spring that you could live very easily without a car. East Silver Spring, first platted in 1905, has larger lots and older homes, many of which are now functionally obsolete. The average price in downtown SS is up 13% from 2007. East Silver Spring is up 28% because it is now the most walkable neighborhood and it is also the neighborhood with the most potential for investors.

We desperately need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. **We must release the market from the stranglehold of single family zoning in neighborhoods like East Silver Spring.**

Thank you for your consideration, and for your commitment to the people that make this community great.

Signed,

Liz Brent
8615 Mayfair Place
Silver Spring Maryland, 20910

Founder of Go Brent, Inc.

914 Silver Spring Avenue #103, Silver Spring Maryland 20910

www.GoBrentTeam.com

Liz@GoBrent.co

Founder of Silver Spring Cares

Working to strengthen the community through the power of connection.

www.SilverSpringCares.org

Liz@SilverSpringCares.org

Attachments

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Email

Silver Spring Downto...

Email

From Stephen Heverly

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Silver Spring Downtown Plan - Prioritize Affordable & Diverse Housing

Date Sent **Date Received** 5/15/2020 12:45 PM

Dear Chairman Anderson, and the rest of the County Planning Board,

My name is Stephen Heverly and I'm a renter in Downtown Silver Spring. **I support expanding housing choices as part of the Silver Spring Downtown Plan**.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. That diversity is also present in economic data, like household and individual income. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs.

Today, although there are some examples here and there, as I understand it, building middle-density housing is basically illegal including in neighborhoods surrounding the Silver Spring central business district. This limits our community to only expensive $750k - $1 million single-family homes, and people who want to live near transit, jobs, or loved ones are being priced out of our community.

I spend a lot of time, walking, running and biking around many neighborhoods in Silver Spring. I understand the suburban character is important in some areas, but also see a great opportunity for increased but thoughtful density in other areas to help increase housing supply and keep prices reachable to all of Silver Spring's residents.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations.

I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow everyone who loves the community like I do, be able to afford to live here.

Thank you for your consideration, and for your commitment to the people that make this community great.

Best regards,

Stephen P. Heverly
1320 Fenwick Ln, Unit 612
Silver Spring, MD 20910

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Change to the Silver Sprin...

Email

From chris shlemon

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Change to the Silver Spring Master Plan

Date Sent **Date Received** 5/30/2020 7:38 PM

**I am writing to vehemently oppose the expansion of the Silver Spring Central Business District into
the Woodside Park Neighborhood.**

**I am a long time resident of Woodside Park (since 1993) and my property would be immediately effected
by this unnecessary boundary change.**

**Increased cut through traffic is already a HUGE problem in our neighborhood. The changes that you are considering
would increase this traffic, ruin the park like atmosphere of our beautiful oasis of a neighborhood and
decrease property values.**

Do not vote for this change!!!!!

**Chris Shlemon
1026 Noyes Drive
Silver Spring, 20910**

Chris Shlemon shlemon@hotmail.com chris.shlemon@itn.co.uk 202-494-3450 cell

Attachments

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Email

Comment on the Silver Spring ...

Email

From	Kylé Pienaar
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Comment on the Silver Spring Downtown Plan
Date Sent	**Date Received** 5/20/2020 11:27 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

My name is
Kylé Pienaar and I'm a renter
in south Silver Spring, on top of Bump 'n Grind and down the road from Crips & Juicy (2 MoCo faves!)
I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all
races, nationalities, sexualities and gender presentations, and walks of life. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types
of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out
of our community.

I moved to the DC region from South Africa in 2008 and I've called many different neighborhoods home since then. But here in Silver Spring is where I've lived the longest since my childhood home and it's where I want to stay. I've been lucky to be able to negotiate more affordable rent increases year on year but it hasn't been without a fight. In my dreams, this is where I would buy a house and put down roots. It's not realistic right now.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we
want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study
area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

Thank you for your consideration, and for your commitment to the people that make this community great.

Signed,

Kylé Pienaar
1200 East West Highway
Silver Spring
MD, 20910

Attachments

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Email

Silver Spring Downtown Plan

Email

From Chad Rector

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Silver Spring Downtown Plan

Date Sent **Date Received** 5/21/2020 10:58 AM

Dear Chair Anderson and members of the Montgomery County Planning Board:

I'm Chad Rector, a homeowner in Silver Spring. I live on Easley Street, just outside the Central Business District. I support expanding housing choices as part of the Silver Spring Downtown Plan. I'm deeply concerned about "missing middle" housing and hope that the Planning Board moves forward with expanding the study area for the Silver Spring plan.

Silver Spring is the embodiment of everything my wife and I want in a place to live. We especially value that it is an *economically diverse* community where people from different backgrounds can live. We try to teach our children that they should value everyone, and their lived experience in Silver Spring - a community that has a place for everyone - helps us do that. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs.

Today, those types of homes are basically illegal, including in the places around the Silver Spring central business district that need them most. On my street (Easley) I've seen modest homes replaced by near-million-dollar mansions. It's crazy that these homes are big enough for 3 or 4 families but legally may only have 1.

The ways things are going now is that, without corrective action that gives homeowners the freedom to convert their homes into townhouses, duplexes, and small apartment buildings, all the best things about Silver Spring will be lost as non-millionaires get priced out of our neighborhood.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority.

Thank you for your time and consideration.

Chad Rector
716 Easley St., 20910

--
Chad Rector

Attachments

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Email

Redevelopment in East Silver Sp...

Email

From	Melanie or Dan Morales
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Redevelopment in East Silver Spring
Date Sent	**Date Received** 5/21/2020 8:33 PM

Here's what I posted on the ESSCA list serve.

Something to keep in mind is the Silver Spring we all love is the result of a lot of developers making money and tearing down low scale buildings for larger ones. Fenton Village was a nice victorian residential neighborhood until it was redeveloped and even that original development was made possible by the rail line extending a branch through Montgomery county, when North Woodside, Garret Park, and Kensington, where also built. This goes for all the beautiful row house neighborhoods in DC as well. Silver Spring just happened to be at the confluence of other transportation routes and was subsequently redeveloped a few more times. This is how all the cities we love grew, bit by bit but certainly driven by profit.

The Purple Line is no different. The whole point of fixed transit is to soak up development that would otherwise be pushed further out into open space, which if you believe in global warming, you know that density is part of the solution. I think the issue is income inequality, not whether someone makes their living in a particular industry I'm all in, but blocking development around transit only pushes development outward, chocking off more land future generations will need to grow local food and help mitigate climate change.

As for the math problem, some houses will go for a million, especially if they are built to the maximum a lot will allow, but most won't, especially the ones getting torn down. The question is how can we ensure what is coming is something to be proud of or not. I worked with ESSCA to improve the building at Fenton and Wayne, changing it from a big glass box to several different scaled facades that make for a better street. I will be for this plan as long as there's a concerted effort to build something that adds to our sense of place rather than destroys it like we did on Fenton Street opposite the Library. If it'll turn us into another Rosslyn, no thanks.

Dan on Thayer

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Email

Silver Spring Downtown Plan

Email

From	Josh Frank
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Silver Spring Downtown Plan
Date Sent	**Date Received** 5/22/2020 11:18 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

My name is Joshua Frank and I'm a renter in downtown Silver Spring . I support expanding housing choices as part of the Silver Spring Downtown Plan.

I was born in Montgomery County and have lived here nearly all of my life. My mother and my sister are lifelong residents of the County, and my parents still live in the same single-family home on the West County that I grew up in. I have lived in Silver Spring for the past eight years, and it is absolutely my favorite place that I have lived -- in the county or elsewhere. I want to stay here and plant roots and continue to grow with Silver Spring.

Silver Spring is one of the most diverse communities in the nation. I have met so many people here that I would not had I stayed in other parts of the county. They own and manage many of the businesses that are the lifeblood of the community. They have the warmest smiles and the kindest hearts. We need to give them the opportunity to be a part of the community, not just to serve it commercially.

That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only high-priced teardowns and refurbishments come on the market, and that people who want to live near transit, jobs, or loved ones are being priced out of our community. As I write this email, more than half of the homes for sale in 20910 are priced at $650K or more -- 27 of 47, per Redfin -- and eight of those 47 homes are priced more than $1M. This is, quite frankly, insane and should be unacceptable.

I am fortunate to work a stable job for the federal government and have since I was 22 years old. Unlike many of my contemporaries, I was not impacted by the Great Recession and am not threatened by the current downturn. My circumstances are far better than many of my neighbors, and I am grateful for that each and every day. However, as a solo resident with one income, I am still largely been priced out of options to buy and put down permanent roots in Silver Spring. And again, I am extremely fortunate in my circumstances. So many others struggle or are forced to leave Silver Spring altogether, and they don't have a choice in the matter.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. We should take a holistic look at our entire community, including areas within a mile of the Silver Spring Transit Center, as well as future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and

to make people and community a priority – which means making affordability and diversity of housing a priority.

Montgomery County makes claims to welcome all and to trumpet its diversity. I think, in most cases, its heart is in the right place. We should look into more ways to live up to this in practice and act on these values. Thank you for your consideration, and for your commitment to the people that make this community great.

Best,

Joshua Frank
20910

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Meeting June 4--Questions

Email

From	John Green
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Meeting June 4--Questions
Date Sent	**Date Received** 5/25/2020 12:15 PM

I would appreciate answers to the following questions during item 7, SIlver Spring Downtown Plan, or perhaps item 3, equity in the master plan. The context is the east Silver Spring listserv discussion of possible changes to the master plan.

1. Please define the term "Missing Middle." Based on the usage in the discussion, it seems to mean small multifamily housing such as duplexes. I understand from the discussion that the term was used by board staff. If so, how are they using the term?

2. How can "missing middle" be applied in well established neighborhoods? Would it mean tearing down existing homes and putting up duplex houses?

3. How is the "missing middle" measured? Is there a target density or certain level of affordable housing?

Thank you

John Green

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Missing Middle Housing

Email

From	Carol Gilbert
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Missing Middle Housing
Date Sent	**Date Received** 5/26/2020 10:01 AM

Any proposal to change zoning in our neighborhoods needs to be discussed in the sunshine: full disclosure in easy to understand terms with adequate public notice and input.

Trying to legislate zoning changes during this pandemic is disgraceful. Please table this proposal for a year.

When you do decide to provide a fair and open process that actually considers the interests and ideas of residents who have devoted not only their life savings but their personal labors and their families' futures to make Downtown Silver Spring (DTSS) successful, please don't start with preordained options.

People in the neighborhoods surrounding DTSS have carried much of the burden of the Purple Line without adequate consideration of our input and without amenities offered to the wealthier areas in the western part of the county. We have seen our neighborhood suffer from rushed plans that didn't take into account our interests and didn't realistically assess the impacts of many proposed actions. In public meetings, speakers from our community were ridiculed by those running the meetings. Police were pre-emptively stationed around the room to intimidate.

In designing any proposal to create Missing Middle housing, we should be careful to ensure we maintain adequate green space in all areas of our community. Green space is incredibly important for public health.

Let's see some Missing Middle housing in downtown Bethesda and Chevy Chase which have disproportionately benefited from public spending without sacrificing as other communities have.

Allowing property owners to build free-standing units on lots of sufficient size may be the fairest and most effective way to include Missing Middle housing without burdening and changing the character of our residential neighborhoods.

And let's also take note of the assurances given out community to force the Purple Line and specifically the Dale Drive station on us, that there would be no up-zoning in this neighborhood. Please live up to this promise before trying to extract anything else from our community.

Carol Bengle Gilbert

Attachments

	File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

I support expanding housing ch...

Email

From William Ferguson

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject I support expanding housing choices as part of the Silver Spring Downtown Plan

Date Sent **Date Received** 5/26/2020 4:48 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hello! My name is William Ferguson and I'm a homeowner in East Silver Spring. I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

For me personally, the lack of housing variety meant it was very hard to find a home that I could afford in or near downtown Silver Spring. I don't drive and being able to walk to do errands, grocery shop, and to transit has made my life better. I imagine that many other people are in a similar situation to me. Even if they do drive, they may want to be able to drive less because it benefits the environment and their health. Maybe they want their children to be able to walk to shopping to school to learn independence.

Also, I think when zoning laws are left over from segregation, and were intentionally created to maintain segregation, that it is imperative to change them. One of the ways that white people hold onto systemic power is simply by doing nothing when they could do something and speak up. Now is the time to speak up. We can't look back at this in another 20 years, and still be talking about how we are a diverse community while upholding segregationist zoning policies, and calling ourselves allies. We must move forward in changing these policies now.

Thank you very much!

Sincerely,
William Ferguson
8120 Hartford Ave
Silver Spring, MD 20910

Attachments

File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		Page 1

Email

Community Issue - Expand...

Email

From krissy.h.rice@gmail.com

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Community Issue - Expanding the Silver Spring Central Business District, Zoning around Purple Line Stations

Date Sent **Date Received** 5/27/2020 11:51 PM

Dear Planning Board Chair Casey Anderson,

As a homeowner on McNeill Road, close to the SS Library and Dale/Wayne intersection I am not in favor of any changes to our zoning. I do not want to see increased density, increased commercial, or increased Missing Middle homes. I'm already unhappy that the purple line has and will continue to disrupt the peace and beauty we have in our neighborhood. No more changes please!

- Krissy Rice
707 McNeill Road

On Wed, May 27, 2020 at 10:42 AM Alan Bowser <alan.bowser@gmail.com> wrote:

> **Neighbors, please find following an email from Michael Buffalini, the President of the Seven Oaks Evanswood Citizens Association. (Seven Oaks is the civic association adjacent to our Park Hills Civic Association and, in fact, the two overlap in the area between Wayne Avenue and Greenbriar Drive.)**
>
> **The email discusses the Montgomery County Planning Board's discussion to expand the Silver Spring Central Business District into some surrounding neighborhoods, i.e. Seven Oaks and East Silver Spring. It also implies changing the zoning 1/2 miles around the Purple Line Stations, e.g., Dale Drive & Wayne Avenue. Please read carefully, and share your comments. I will be attending a meeting with the County's Planning Director Gwen Wright next week to discuss this matter further.**
>
> **Alan Bowser, President, Park Hills Civic Association**
>
> **The Planning Board has proposed expanding the Silver Spring Central Business District boundary into some surrounding neighborhoods, using the metric: 1/2 mile from SS Library Purple Line station and 1/2 mile from SS Transit Center. This includes a significant amount of SOECA and East Silver Spring, including up to Woodside Parkway, and Dartmouth on**

both sides of Wayne, and of course Queen Anne's and Bonifant. A map showing impacted areas is at https://mcatlas.org/purpleline/**.**

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Silver Spring CBD Master P...

Email

From	Paul K Guinnessy
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	Alan Bowser; Alan Bowser; Alan Bowser; alan.bowser@gmail.com; Chris Richardson
Subject	Silver Spring CBD Master Plan Update
Date Sent	**Date Received** 5/27/2020 11:30 AM

Dear Casey Anderson,
I am writing about the proposed boundary changes to extend the Silver Spring Central Business District around the Silver Spring Library and Transit Center stations.

Although it is understandable that with the development of new mass transit there would be encouragement to increase densities close to stations, there was also an understanding that local communities that would be impacted, would have the opportunity to debate, talk, and get buy in on proposed developments. The proposal in front of the board gives the impression this would not be the case, or that a significant change to the area would be committed as a fai accompli.

Back when Val Evans was on the County Council the local residents around the proposed Dale Station were given assurances that there would be no plans to change the zoning of the surrounding area. The council even put a letter in writing stating this would be the case. However, by adding the 1/2 diameter from the Fenton Library station you're doing exactly that. Moreover, as far as I can tell from the documents submitted at the last board (March 26) meeting, although you're trying to encouraging townhomes and other other more compacted houses, there's nothing to say a 6 story high or more apartment complex could go up instead.

Currently all the schools are under significant pressure with overcrowding, and increasing the density in the area leads me to ask will you be demanding that developers will be providing taxes and resources to pay for new schools and upgrades to roads (or repair to roads) caused by construction? The impression I get from the SSCBD is that these are often waived or overlooked. Where are you going to suggest that the new schools be put? As most of the sites downtown have been closed and replaced already with townhomes (see the Chelsea School development, which initially the previous occupant swore would never be sold for development, which lasted until the right price was reached).

Finally, affordable housing seems mainly to be a token gesture. All the townhomes round here are million-dollar buildings (which are actually bigger than most of the local housing stock). How would you codify that the townhomes won't be luxury buildings but affordable to the many workers who live in

this neighborhood?

I hope these comments are helpful.

Sincerely

Paul Guinnessy
405 Deerfield Ave

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

0 - 0 of 0 (0 selected) **Page 1**

Email

Master Plan Area Borders

Email

From Brenda Freeman

To <MCP-Chair MCP-Chair>; County Council; Gwen Wright; Gwen Wright; Gwen Wright; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Master Plan Area Borders

Date Sent **Date Received** 5/29/2020 3:17 PM

Dear County Members, Planning Board Chair, Casey Anderson, and Planning Board Director Gwen Wright:

I am writing to support keeping the existing Master Plan Area borders.

The Planning Board's proposal appears tailor-made to gnaw away at the residential character of Woodside Park by including blocks with Georgia Avenue frontage between Georgia Avenue and Woodland Drive, including the homes on the west side of Woodland Drive -- in the Forest Glen-Montgomery Hills Sector Plan.

In the first place Woodside Park and Woodside Forest are not actually part of Forest Glen-Montgomery Hills, a Planning Board but rather an artificial construct which confirms my impression of the proposal's long term consequences. Any action to include Woodside Park in a commercial area sector plan takes a hit at the character of our ethnically, religiously and culturally diverse family-friendly area and is likely to be a preliminary step toward zoning changes. I doubt a proposal of this kind would be made for Bethesda or Potomac.

The timing of your June 4th vote is also troublesome as most residents are dealing with the adverse effects of COVID-19 and may not be informed of the upcoming vote on the County's proposal.

Do not change the existing Master Plan Area borders.

Sincerely,

Brenda Freeman

1220 Dale Drive
Silver Spring, MD 20910

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Support for more dense an...

Email

From David Schneider

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Support for more dense and diverse housing in my neighborhood

Date Sent **Date Received** 5/29/2020 3:22 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

My name's David Schneider and my family and I live on Thayer Avenue, very close to Downtown Silver Spring and the future Silver Spring Library Purple Line stop. I'm writing to strongly support the Planning Board's study of increasing density around Purple Line stations and encourage the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority.

My partner and I purchased our home on Thayer Avenue in 2003 for $382,000, a price that was affordable for two people making the equivalent of Federal GS-9 salaries at the time. I've loved living here and am glad that the value of my home has appreciated, but I'm also not interested in rolling up the drawbridge behind me.

These days it's harder than ever for a middle class family to buy an affordable home near Downtown Silver Spring. We need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

Over the long term, neighborhoods with diverse affordable housing are more likely to reduce economic and racial segregation in our neighborhoods and school systems. This residential segregation is at the root of the inequality that has plagued metropolitan regions across the United States, including the Washington DC region. More inclusive zoning isn't a cure all but it can be part of creating a more equitable region.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations.

Thank you for your consideration, and for your commitment to the people that make this community great.

David Schneider
749 Thayer Avenue

Attachments

File Name	File Size (Bytes)	
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Email

Written Testimony for Con...

Email

From	deb@APLegal.com
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	Councilmember Jawando; Councilmember.Katz@montgomerycounty.md.gov; stevan@APLegal.com; Tom Hucker
Subject	Written Testimony for Consideration at June 4th Mtg re Silver Spring Downtown Plan
Date Sent	**Date Received** 5/29/2020 2:32 PM

TO: Montgomery County Planning Board
From: Debora McCormick & Stevan Lieberman

Missing Middle Housing & Changes to the Silver Spring Master Plan including Boundary Study

It is our understanding that Montgomery County Planning Department introduced to the County Council the need to study "Missing Middle Housing," development review process to adjust R60 zones in Silver Spring Park, among other areas, to accommodate this type of housing (typologies) and recommend boundary changes to the Silver Spring Downtown Plan. Significantly expanding a CBD / CRN Zoning Area master plan boundary through an administrative process without notification of property owners, public participation, or council oversight is unprecedented. Due to the pandemic, most civic associations are not able to meet, discuss, debate, write resolutions or vote during this time. Further, moving forward with zoning and boundary changes during a "lockdown" (a state action) will have significant deleterious financial effect on the members of our community, resulting in violations of the Fifth and Fourteenth Amendment of the US Constitution triggering a 42 U.S. Code § 1983 Action.

As residents of Silver Spring Park and in the portion west of Grove Street, we would like to address our further concerns regarding "missing middle housing" and CBD / CRN Zoning Area boundary changes.

According to the September 2018 "Missing Middle Housing Study" a report by a working group consisting of, among others, Montgomery County Planning Dept and a Private Sector Developer Focus Group (including representatives from RCL Co, EYA, Larch Early & Brewer, Dito Residential and Greenspur, Inc.), "Missing Middle housing types range from small lot bungalows and bungalow courts to duplexes, tri and quadplexes, and from townhouses and stacked flats, to small-scale apartment buildings. . . . Missing Middle building types help create a moderate density that can support public transit, services and amenities within walking distance."

For context, Silver Spring Park, established in the early 1900's is the neighborhood loosely within the boundaries of Sligo Ave (south boundary), Fenton St (west boundary), Bonifant St/Dale Dr (north boundary) and Piney Branch Rd (east boundary). Silver Spring Park homeowners are more diverse, both racially, culturally and economically, than other communities in this area. We would suggest that

"missing middle houses" already exist in Silver Spring Park under the current zoning structure and thus, it is not "missing" from our community. Additionally, there are more rental apartments in our neighborhood than single-family homes, but to increase density among the contiguous single-family houses would destroy the character of our neighborhood. Currently, the Montgomery County Zoning Code, Chapter 59.4.4.1 B. *Residential Capacity*, allows a homeowner to build on 30% at most of their lot and must keep height and setbacks compatible with the current neighbors. In order to be compatible in scale with Silver Spring Park single-family homes, we would oppose any changes to height and set-back requirements and density based on FAR in order to accommodate any proposed "moderate density housing" especially west of Grove Street.

We would strongly oppose any apartment buildings over 30 ft in height (measured from the side of the new building that has the most impact on a single-family residence). Because the topography in Silver Spring Park is predominately hills, a 30 ft building at the top of the hill looking over another home below can be enormous and have a substantial impact on a single-family home. A good example is the new ArtSpace residential building at the back of its property which sits at the top of the hill that is adjacent to single family homes – it was "sold" to the community as a three-story residential building that now towers over our backyards as an "extended floor height," enormous four-story building because the partially dug out first floor parking facility isn't below grade as promised - mostly likely because there is a layer of granite running under our neighborhood that inhibits building underground parking.

Each Silver Spring Park single-family tract has "ground space" (not concrete) and many have significant "ground space" that contributes to cooling the community as opposed to heavily concreted areas, such as in the District of Columbia, where "heat islands" are an issue. Moreover, the community has a significant tree canopy of older trees, some over 100 years old, that should be protected as they are critical in mitigating climate change because these larger trees store more carbon than younger trees. "Trees cleanse the air, offset the heat island effects of urban development, reduce energy needs, and provide oxygen. They improve the quality of life in communities by providing for a greater sense of well-being and increasing esthetic appeal and compatibility between different land uses. Trees filter groundwater, reduce surface runoff and soil erosion, help alleviate flooding, and supply necessary habitat for a diversity of wildlife." *Montgomery Co. Tree Canopy Law*, Chapter 55-2. All of this is necessary in our hilly, watershed neighborhood. If density is measured by FAR (Floor Area Ratio) in a CRN zone (Commercial/Residential Neighborhood) then it is inevitable that the tree canopy as we know it will be destroyed. Moreover, if the tree canopy is removed and the ground space is covered by more apartment buildings, the loss is incalculable because trees would not be replaced over that same "built-in" ground, and the character of our community is changed forever.

To continue, we have a few questions.

1) What is the purpose of building "moderate density housing" – to have more home-renters in the neighborhood or more home-owners?

We would suggest that home-ownership is preferable to home-renters, because it has been shown that home-ownership creates a more stable neighborhood - there is pride in ownership and owner-occupied properties are better maintained. If Planning wishes to address the deficiency of affordable housing, <u>then build bungalow courts, duplexes, tri and quadplexes under the current zoning restrictions and sell them to individuals or to owner-occupied mom and pop landlords</u>, but don't allow investor to own and rent them. We do not support apartment (rental) complexes within the contiguous single-family houses as it would destroy the character and stability of our neighborhood, especially west of Grove Street. When we moved into the neighborhood in early 2000, we were struck by the fact that children raised in the neighborhood stayed here to raise their own families and many families had been here for decades. When a home does become available, more likely than not because elderly parents pass away, young

couples (including African-Americans, Hispanic and Asian) moved into these small bungalows, especially west of Grove Street, to raise a family and many have upgraded their homes to accommodate their growing needs, including working from home. If the CBD / CRN Zone boundary is moved to Grove Street, these are the people most affected.

2) Why did Montgomery County Planning introduce these zoning / boundary changes to the Planning Board / County Council at this time?

With the pandemic, there is little or no residential input, as residents are possibly pre-occupied with being out of work, home schooling, getting food and other essentials, the illness or death of a loved one, etc. Thus, it appears Planning is being "underhanded" and taking advantage of a situation in order to move their "hidden agenda" without residential neighborhood input. We have reviewed the "Silver Spring Downtown Plan, Plan Boundary Study(https://montgomeryplanningboard.org/wp-content/uploads/2020/05/Silver-Spring_Boundary-Options-Staff-Report-2020-0528.pdf) and its addendum. Because we would be affected by Options A-D boundary changes, and particularly affected by moving the boundary to Grove Street, we suggest that the term "missing middle housing" is a more palatable euphemism for "take over" that would allow developers, with the help of Planning, to acquire more property, even though much of the recently built apartments in Downtown Silver Spring are still empty. The current pandemic has caused state and county "stay at home" / "lockdown" orders which have crushed the economy. It is conceivable that single family homeowners will default on their mortgages and numerous properties will be foreclosed. If the CBD / CRN Zone boundary is hurriedly changed, it can be seen that Planning, as well as the Montgomery County Council, are possibly allowing and encouraging eager real estate speculators, large corporate landlords and venture capitalists to swoop in, buy "distressed properties," build rental apartments (the only profitable building type investors build) and drive down single family homeownership among minority groups, particularly west of Grove Street. This action appears, at a minimum, to be opportunistic and at most, unethical, conspiratorial, exploitative and predatory.

3) Has Montgomery County Planning considered that one of casualty of the pandemic is the possible loss of needed office space as many might continue to work from home, leaving a glut of offices that could be converted to housing?

It is possible that office space in downtown Silver Spring will not be needed in the near and distant future as the pandemic has exposed there are other and more efficient ways to work. If that is the case, then there might be a glut of office space in downtown Silver Spring that could be converted to residential. If that were the case, it is also conceivable that single-family homes in Silver Spring Park would more likely be enhanced to create office spaces within the residence. The pandemic may have permanently altered our way of life, so it is incumbent on the Planning Board and the County Council to wait, assess the new trends and not make drastic decisions at this time, especially those that have substantial impact on minority owners of single-family homes.

In closing, we support giving homeowners more leeway to enhance their own property to build ADUs and office space in their homes, as well as maintaining the old growth tree canopy in our neighborhood. However, we do not support changing the boundary lines and increasing density through zoning changes in Silver Spring Park, especially west of Grove Street.

Respectfully submitted,

Debora McCormick
Stevan Lieberman

800 Silver Spring Ave., Silver Spring, MD 20910

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Silver Spring Master Plan e...

Email

From Stephen Estrada

To <MCP-Chair MCP-Chair>; Gwen Wright; Gwen Wright; Gwen Wright; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc Councilmember Glass; Councilmember Hucker; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Jawando's Office, Councilmember; Tom Hucker

Subject Silver Spring Master Plan expansion

Date Sent **Date Received** 5/29/2020 8:50 PM

Dear Council Members and MOCO Planning Stewards,

I've been informed that decisions are being made within the County Planning Office regarding downtown Silver Spring Master Plan without the input of affected communities. These include the possibility of a major expansion of the Central Business District (CBD), the development of Middle Missing (MM) housing into some of our R-60-90 zoned neighborhoods, and the possible expansion of Commercial/Residential (CR) Zoning.

I am opposed to these proposals until stakeholders within our neighborhoods are included as an integral and valued part of the planning process. As constituents and tax payers we have the right and responsibility to be included in decisions that affect the near and long term future of our home and community.

I ask that the County reach out to representatives of downtown Silver Spring residential communities before any zoning changes or MM Options are selected in order to have input on development decisions that affect us.

*****

I also question the wisdom of possible Master Plan expansion when there seems to be ample capacity within existing CBD boundaries for development. Why expand into residential areas when there are numerous unrealized projects in downtown Silver Spring?

There are already:
--Large open or under utilized parcels along GA Avenue ripe for development.
— Renewal projects within the CBD that have a long way to go before coming to fruition including Fenton Street Corridor and south Silver Spring.
— Urban eye sores that could be targeted such as the gas station at Colesville and GA and the old Bombay site which has sat rotting for several years.

Below: The behemoth Ellsworth Place complex has exceeded its life span, has a large pre Covid 19 vacancy rate, and is in need of replacement with a more viable concept. Currently there is no attempt to limit or curate the hodgepodge of garish signage and other add-ons to try and gin up business. What's to stop "The Planners" from doing this to my street?

You can't just put lipstick on a pig and move on to the next neighborhood!

****

Silver Spring residents have ample reason for mistrust. We have concerns about promises made and the County's commitment to managing important projects that already directly affect us.

One small but glaring example: we were told, among other things that Purple Line contractors would keep job sites in good order. Specifically, we were told that the future electrical station and current staging zone at Wayne and Greenbrier Drive would be neighborhood compatible.

Here's what I see when I turn onto my block: Tar paper fencing and a trash heap with Porta-Jons.

Silver Spring deserves more than a slap dash approach to development. Decisions made by a few within the Planning Department is not urban planning. It is the opposite of urban planning.

I urge you to pause before any further consideration of expanding the Silver Spring Master Plan to give us, planners and communities a chance to create a fair and cohesive process. We should in addition, be apprised of the status of existing plans and projects before adding additional neighborhoods to the mix.

Sincerely,
Stephen Estrada on Greenbrier

Stephen Estrada
se@stephenestradaart.com
www.stephenestradaart.com
301-503-0036

Stephen Estrada
se@stephenestradaart.com
www.stephenestradaart.com
301-503-0036

Attachments

File Name	File Size (Bytes)
IMG_2113 5.jpeg	29,468
IMG_2119.jpeg	36,661
IMG_2124.jpeg	39,432
IMG_2127.jpeg	70,806
IMG_2129 3.jpeg	71,546

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Email

Expansion of the Central B...

Email

From	chris shlemon
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Expansion of the Central Business District boundaries for Silver Spring.
Date Sent	**Date Received** 5/30/2020 7:38 PM

I am writing to vehemently oppose the expansion of the Silver Spring Central Business District into the Woodside Park Neighborhood.

I am a long time resident of Woodside Park (since 1993) and my property would be immediately effected by this unnecessary boundary change.

Increased cut through traffic is already a HUGE problem in our neighborhood. The changes that you are considering would increase this traffic, ruin the park like atmosphere of our beautiful oasis of a neighborhood and decrease property values.

Do not vote for this change!!!!!

Chris Shlemon
1026 Noyes Drive
Silver Spring, 20910

Chris Shlemon shlemon@hotmail.com chris.shlemon@itn.co.uk 202-494-3450 cell

Attachments

File Name	File Size (Bytes)	
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Email

Expansion of CBD

Email

From Lauren Murphree Mihalcik

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Expansion of CBD

Date Sent **Date Received** 5/30/2020 4:31 PM

Hi -
I am a resident of Woodside Park writing in support of expansion of the CBD to allow for as much housing as possible near transit. Our neighbors need homes close to work and transportation. Options C and D both look great to me. I think you will get a lot of pushback on this from my neighbors, but know that the opposition is not unanimous.
Thank you,
Lauren Mihalcik

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Expansion of Silver Spring ...

Email

From	LYNNE BATTLE
To	<MCP-Chair MCP-Chair>; County Council; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	Jenny Sue; lgjreg@hotmail.com; Marnie Shaul; Susan Spock
Subject	Expansion of Silver Spring CBD into Neighborhood Residential Areas
Date Sent	**Date Received** 5/30/2020 12:29 PM

Members of the Montgomery County Council and Planning Board,

I am shocked to hear that members of the Planning Board are considering utilizing an administrative procedure to expand the Central Business District boundaries of Silver Spring under the Silver Spring Master Plan to include residential neighborhoods within up to 1/2 miles from the Metro station so that density could be increased using the "missing middle" approach to housing needs, all without any notification or input from the neighborhoods impacted by such a decision. This is truly an outrageous example of government officials acting secretly and avoiding both notice and comment of the citizens impacted by the officials' actions.

We are better than that! If the substantive decision is correct (which I sincerely doubt), at least provide notice and seek input from those impacted by the decision and allow an open discussion of the issue. This is not a trivial matter and will significantly impact the property values and lives of neighborhood residents. Local residents should always have a voice in matters with such an impact on their lives.

I urge you not to proceed with this approach. Involve the community and impacted residents before making any decision with such an important impact on their lives!

Lynne Battle
5157 Westbard Avenue
Bethesda, MD 20816

Attachments

File Name	File Size (Bytes)	

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Email

Opposition to expansion o...

Email

From Matthew Dixon

To <MCP-Chair MCP-Chair>; County Council; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Opposition to expansion of the current Silver Spring CBD boundaries

Date Sent **Date Received** 5/30/2020 7:48 PM

To whom it may concern,

As a resident of Woodside Park (1016 North Noyes Drive), I object to any expansion of the current Silver Spring CBD boundaries that are currently being proposed.

Furthermore, I object to the Planning Board's unprecedented use of administrative procedure to approve the expansion of the Central Business District boundaries for Silver Spring.

Montgomery County has been in lockdown due to the pandemic since the end of March, and the Planning Board has not met publicly since the March 28 meeting. What is about to occur flies in the face of the required community input, interaction with neighborhoods and civic organizations, for a full and fair discussion of the boundary expansions and possible expansion options.

Fair warning that the Woodside Park Civic Association is currently evaluating hiring outside counsel to file a temporary injunction against this action.

Sincerely,

Matthew Dixon
1016 N Noyes Dr, Silver Spring, MD 20910
443-280-3905

Attachments

File Name	File Size (Bytes)	

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Email

Item 7 - Silver Spring Dow...

Email

From john parrish

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Item 7 - Silver Spring Downtown Plan

Date Sent **Date Received** 5/31/2020 12:47 PM

T0: Montgomery County Planning Board

RE: Silver Spring Downtown Plan Item 7

Dear Boardmembers,

I reside in Silver Spring within the affected areas of some of the studied options. I am alarmed that the public has had no substantial opportunities to participate in the planning process in the months that preceded this item coming to the Board. The public deserves to be informed about potential changes well in advance so that we can provide better input to planning staff. That has not happened.

Furthermore, such controversial ideas should be postponed until the Covid crisis has abated. We are dealing with unprecedented changes to our way of life with no clear end in sight. The public is distracted from focusing adequate attention on boundary changes when we are focusing on protecting our health and daily well-being. The planning process should be put on hold and when it resumes, it should provide meaningful opportunities for public input.

Plans to alter existing planning boundaries must not move forward without considering the short and long-term economic effects of the Covid crisis.

I must object to any changes to the existing planning boundaries given the circumstances cited above. I urge you to put this process on hold and not make any decisions to change planning boundaries.

Thank you for considering my comments.

Sincerely,

John Parrish

9009 Fairview Road
Silver Spring, MD 20910-4106

Attachments

Email

DDSS

Email

From MADLYN MCPHERSON

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject DDSS

Date Sent **Date Received** 5/30/2020 6:07 PM

Do not expand the downtown Silver spring Area into the neighborhoods around it. How dare you!

Madlyn McPherson
1119 Woodside Parkway
Silver Spring, MD 20910

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Dear Council Members,

The attached testimony (MMH_SSMP Boundary Study Testimony.pdf) is regarding **Missing Middle Housing & Changes to the Silver Spring Master Plan including Boundary Study.**

As residents of Silver Spring Park, who live West of Grove Street, we note that *"…**significantly** expanding a CBD / CRN Zoning Area master plan boundary through an administrative process without notification of property owners, public participation, or council oversight is unprecedented. Due to the pandemic, most civic associations are not able to meet, discuss, debate, write resolutions or vote during this time. Further, moving forward with zoning and boundary changes during a 'lockdown' (a state action) will have significant deleterious financial effect on the members of our community, resulting in violations of the Fifth and Fourteenth Amendment of the US Constitution triggering a 42 U.S. Code § 1983 Action."*

Public knowledge and opportunity for queries and responses between community members and elected officials are important to building healthy, resilient, and sustainable communities. The manner, speed, and resulting lack of transparency with which the Planning Board is proceeding are counter to democratic governance. Furthermore, the late issuance of the May 28, 2020 Planning Board addendum, published four days in advance of the June 4th County Council meeting with public comments due June 2nd, and which calls for future public input suggests that this document is an attempt on the Planning Board to conceal what some might perceive as unethical activity.
https://montgomeryplanningboard.org/wp-content/uploads/2020/05/Attachment-1_Silver-Spring_Scope-Staff-Report-ADDENDUM.pdf

Zoning laws determine land use and densities that can occur on a property lot. This process is often overlooked as an enabling cause of disproportionate burdens, including economic and environmental injustices placed on a community. The neighborhoods potentially impacted by the proposed changes are more diverse, have lower household income levels, and offer a higher number of missing middle housing units than the communities bounded by Colesville and Georgia Avenue, neighborhoods that are equally accessible to public transportation and downtown Silver Spring. That the question of re-zoning and missing middle housing units is not applied to these communities and other communities within walking distance of public transportation raises issues related to equity and transparency that require public examination. Examples of these questions include the following:

- **What public agencies or private organizations requested or support this study/zoning change?**

- **Does the Montgomery County use zoning to protect specific land uses or value people differentially?**

The complexity of this matter may increase should the Environmental Justice for All Act become federal law.

In closing, we state that we do **not** support changing the boundary lines for downtown Silver Spring and increasing density through zoning changes in Silver Spring Park.

Sincerely,
Margaret Re and James Yonkos
801 Silver Spring Ave
Silver Spring, MD 20910

Email

Proposal to Expand Silver ...

Email

From	M G
To	<MCP-Chair MCP-Chair>; Gwen Wright; Gwen Wright; Gwen Wright; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	Councilmember Glass; Councilmember Hucker; councilmember.albornoz@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; County Council; Jawando's Office, Councilmember; mariaschmit@hotmail.com; Tom Hucker; tom.hucker@montgomerycountymd.gov
Subject	Proposal to Expand Silver Spring CBD into Neighboring Communities
Date Sent	**Date Received** 5/31/2020 12:57 PM

Dear Chair Anderson and Members of the Planning Board,

We have lived in the Seven Oaks-Evanswood neighborhood for more than 20 years. Our house is on Springvale Road, within one-half mile of the Silver Spring Library's Purple Line Station and Transit Center, and thus in the area covered by a proposal to expand the Silver Spring Central Business District (CBD) into long-established, low-density neighborhoods such as ours. We are stakeholders in every sense of the word, not only financially, as homeowners, but as people who have come to love and cherish our neighborhood for its character and natural beauty.

A Fair and Transparent Process Must Be Followed

Like many of our neighbors, we were shocked to learn that a proposal was moving through the Planning Board to expand the CBD by one-half mile and into our neighborhood. There was no community outreach for this drastic proposal. At a time when our nation is in crisis on multiple fronts, it is vitally important that Montgomery County treat its citizens in a way that strengthens our faith and trust in local government, not diminishes it.

Any proposals by the Planning Board that will impact the character and stability of the Seven Oaks-Evanswood neighborhood, and similar neighborhoods, must be done in a fair and transparent manner and in accordance with Montgomery County's Master Plan process. The Planning Board's failure to notify the community, engage in outreach, and seek residents' viewpoints to ascertain community concerns is unacceptable and corrupts the legitimacy of the process.

Affected community members must have meaningful input into decisions that will have a direct and major impact on our lives. The proposal to expand the CBD's boundaries will profoundly alter the character and stability of the neighborhoods involved and negatively impact the quality of life of the people within them. This fair and transparent process must occur before, during, and after decisions are made.

The Planning Board's one-sided process on this matter, without any apparent concern for community input, lacks credibility and reflects poorly not only on the Planning Board, but on the whole of Montgomery County. The Planning Board and the elected officials who oversee it must take steps to reestablish residents' trust in our local government. The first step is to immediately stop any advancement of the proposed CBD boundary expansion. Next, the County should engage in outreach with residents on proposals that impact their neighborhoods and give residents an opportunity to provide their viewpoints. Any resulting proposal must take into account residents' concerns. A failure to do so would be undemocratic, unfair, and a violation of Montgomery County citizens' trust in their local government.

<u>The Character and Stability of Neighborhoods Must be Preserved and Protected</u>

Seven Oaks-Evanswood is a green neighborhood. We have soaring trees and old-growth bushes that are home to numerous wildlife, including songbirds, raptors, bees and other pollinators, fireflies, squirrels, rabbits, chipmunks, raccoons, foxes, and opossum. This is made possible because of what Seven Oaks-Evanswood is: a long-established and stable neighborhood characterized by its low-density, quiet streets, and extensive green space.

Expanding the CBD into our neighborhood would result in dramatically increased density and loss of green space and destabilize our community. Rather than preserving the character of Seven Oaks-Evanswood, this proposed action would devastate it. For this reason, we strongly oppose this attempt to expand the CBD into Seven Oaks-Evanswood and similar neighborhoods.

<u>Conclusion</u>

The proposal to expand the boundaries of the CBD into nearby neighborhoods must be immediately halted. Montgomery County should engage with its citizens in a fair and transparent manner consistent with the Master Plan process before taking any actions that impact communities. The character and stability of long-established neighborhoods such as Seven Oaks-Evanswood must be preserved and protected.

Yours truly,

Michael Gurwitz and Maria Schmit
8607 Springvale Road
Silver Spring, MD 20910

Attachments

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Email

Proposed Expansion of Silv...

Email

From Robert Oshel

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Proposed Expansion of Silver Spring CBD Planning Boundaries; Lack of Notice and Public Participation

Date Sent **Date Received** 5/31/2020 2:58 PM

Dear Chairman Anderson,

I strongly urge the Planning Board to remove from its June 4th agenda consideration of expanding the planning boundaries for the Silver Spring CBD into the adjacent residential neighborhoods.

Residents received no official notice of the potential planning boundary change affecting our neighborhoods. It is especially troubling that I, as a civic association officer who routinely receives planning and zoning notices, did not receive any official notice of the proposed change in the planning boundaries. It is further troubling that this is being considered during a pandemic during which the civic associations representing the affected neighborhoods are prohibited from meeting. The impact of the proposed changes are not trivial; otherwise they would not have been proposed. Notice should have been given that the Board would be considering changing the CBD planning boundaries, and the matter should not have been proposed for decision when the opportunity for citizen participation was extremely limited. At the very least the question of changing the boundaries should be tabled until proper notice can be given and hearings held post-pandemic.

Concerning the substance, as opposed to the process, the residential neighborhoods surrounding the Silver Spring CBD have their own plans which were adopted with community participation. Any change which would potentially allow greater density in any portion of them -- greater than was already recently allowed by the change in the zoning ordinance -- would have a potential destabilizing effect on these neighborhoods. People bought -- and continue to buy -- homes in these neighborhoods with the expectation that the existing single family character of the neighborhoods will continue to be maintained. Indeed people have paid premium prices for homes in these neighborhoods in comparison to many other neighborhoods and have invested in major improvements to their homes with this expectation. Any change in the planning boundaries which would potentially facilitate approval of greater density, apartment buildings, more traffic, more school crowding, etc., may destabilize these single family zoned neighborhoods. At the very least, any change in the CBD planning area would amount to "CBD creep" and have a likelihood of eventually resulting in new buffer areas expanding or replacing existing buffer areas and encroaching in the existing stable residential areas.

Even though only a small area of Woodside Park would be directly affected by the proposals, I am particularly concerned about the potential damage to Woodside Park. As Planning Department Director Gwen Wright will undoubtedly recall, in 1989 the Historic Preservation Planning staff of the M-NCPPC wrote that "Woodside Park was more than a typical 1920s development . . . it was really prototypical. . . . Although there are many neighborhoods with some of the same characteristics and architectural housing types as Woodside Park, staff has concluded that Woodside Park is not only the most intact subdivision of the period, but also that its basic design and development is probably the purest manifestation of the '20s/'30s suburban ideal to have been built in Montgomery County. [Other contemporary neighborhoods do not] have the sylvan, park-like character that many subdivisions of the period aspired to but that few actually were able to create. Woodside Park did create this ideal sort of ambiance and has, amazingly, maintained it over the years to a great degree."

Now, 31 years later and as the neighborhood approaches is 100th anniversary in 2022-2023, Woodside Park has continued to maintain its character as undoubtedly the most intact and purest manifestation of the early 20th Century suburban ideal and as a sought after neighborhood in which to live. The residents of Woodside Park have worked for almost 100 years to "preserve the park" -- the civic association's motto. Even if the Planning Board votes to expand the planning boundaries elsewhere -- which I urge you not to do through a flawed and troubling process without adequate public participation -- I would urge you to not include any blocks in Woodside Park. The

boundaries should not be expanded to include any area west of Colesville Road zoned and used for single family homes. Do not threaten any of the blocks in Woodside Park with the potential for destabilization.

Robert E. Oshel
9114 Crosby Road
Silver Spring, MD 20910
rober.oshel@gmail.com301-523-0307

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Item 7 - Silver Spring Dow...

Email

From	Roberta Steinman
To	<MCP-Chair MCP-Chair>; County Council; Gwen Wright; Gwen Wright; Gwen Wright; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Item 7 - Silver Spring Downtown Plan
Date Sent	**Date Received** 5/31/2020 3:34 PM

Date: May 30, 2020
To: Montgomery County Planning Board, Councilmembers, and Planning Department Director,
RE: Silver Spring Downtown Plan Item 7

Dear Boardmembers, Councilmembers, Gwen Wright

I am a Silver Spring resident, and I would be affected by the plans under consideration. However, there have been no opportunities to participate in any public process regarding the potential impacts of the proposed boundary expansions on the surrounding neighborhoods.

The proposed boundary changes and the attendant zoning changes would result in greater density, more traffic, more school crowding, and more noise, air and light pollution. There are economic consequences to consider, including impacts on tax rates, property values, and the role of eminent domain. The potential impacts of the proposed boundary expansions reach deep into our neighborhoods. We need time to time to evaluate the options and their consequences, intended and unintended. This requires community input and interaction with all the affected neighborhoods and their civic organizations.

It is further troubling that such important changes are being considered during this life-altering pandemic time, when our attention has been focused on staying safe during this unprecedented change in our lives.

These changes being proposed are not trivial; they are contentious. All voices need to be heard. At the very least, these hearings need to be postponed until there can be a full and fair public participation process involving all the affected Silver Spring communities.

Thank you for taking my comments into account.
Most Sincerely,
~ Roberta G. (rg) Steinman
9009 Fairview Rd
Silver Spring, MD 20910

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Letter RE Tabling June 4 Pl...

E-mail

From Roberta Faul-Zeitler

To <MCP-Chair MCP-Chair>; Gwen Wright; Gwen Wright; Gwen Wright; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Letter RE Tabling June 4 Planning Board Virtual Meeting

Date Sent **Date Received** 5/31/2020 5:15 PM

May 31, 2020

TO: Ms. Gwen Wright, Planning Department Director; Mr. Casey Anderson, Chair Planning Board

Dear Ms. Wright and Chair Anderson:

I am writing to urge you to remove from the June 4 Planning Board docket the review and vote on options for expansion of the Central Business District boundaries under a revised draft CBD masterplan. This item has just come to the attention of the Woodside Park neighborhood which will be centrally impacted by two of the four options under consideration.

Montgomery County has been in lockdown with the Covid-19 pandemic since the end of March, and the Planning Board has not met publicly since the March 28 meeting. Residents of Woodside Park were unaware, and not notified, of any opportunity for input and believe this is a land grab that appears to be a *fait accompli*.

In the simplest terms, the process leading to this agenda item has been deeply flawed. Various neighborhoods are looking at legal options to force an injunction to halt the meeting or to challenge the validity of the planning process.

The Planning Board is possibly violating its own established practices – and possibly the law – by using an administrative procedure and failing to give communities/individual residents of Woodside Park and other neighborhoods adequate notice and the opportunity for meaningful participation into a draft revised CBD Masterplan that directly impacts R60-zoned residential areas.

As a workable beginning, this agenda item must be removed from the docket for the June 4 (Thursday) Planning Board virtual meeting; tabled until all social-distancing pandemic guidance is lifted ; and the Planning Department can implement a fair and equitable process for input from affected neighborhoods and individuals.

A group letter from homeowners in Woodside Park will be sent to you tomorrow, urging the tabling of this agenda item on June 4 and requesting the Planning Department implement a participatory process with our neighborhood and other affected neighborhoods.

Sincerely yours,

Roberta Faul-Zeitler
8904 Colesville Road
Silver Spring MD 20910
Tel 301.565.0965/Cell 301.263.4248
Email faulzeitler@verizon.net

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Silver Spring CBD expansion

Email

From	Susan Spock
To	<MCP-Chair MCP-Chair>; County Council; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	Jenny Sue; LYNNE BATTLE; Marnie Shaul
Subject	Silver Spring CBD expansion
Date Sent	**Date Received** 5/31/2020 6:30 PM

Members of the Montgomery County Council and Planning Board,

I recently learned that some members of the Planning Board may try to use an administrative procedure to expand the Silver Spring Central Business District boundaries under the Silver Spring Master Plan to include residential neighborhoods up to 1/2 mile from the Metro. I recognize that there is a missing middle in housing availability, but changing planning or zoning rules for residential neighborhoods through administrative processes without any notice to or hearing for the community, or especially affected property owners, is outrageous. While I understand that minor boundary modifications may technically be handled in an administrative procedure, wholesale boundary changes with new policy goals for an area should properly be made part of a master plan amendment.

I am a resident of Bethesda – not Silver Spring – but I urge you not to take this action without providing more procedural protections for the community. Such an action only opens the Board up to lawsuits and delays over what might be beneficial policy changes that would provide more housing. As I am not a member of that area, I do not take a position on the changes substantively, but I oppose procedural deviousness.

Thank you for your attention.

Susan Spock
5206 Albemarle Street
Bethesda, MD 20816
301.229.4501
susanspk@verizon.net

Attachments

File Name	File Size (Bytes)	

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Email

Silver Spring CBD expansion

Email

From Michelle Hartmann

To <MCP-Chair MCP-Chair>; County Council; MCP-Chair #; MCP-Chair@mncppc-mc.org; Tom Hucker; tom.hucker@montgomerycountymd.gov

Cc

Subject Silver Spring CBD expansion

Date Sent **Date Received** 5/31/2020 8:56 AM

Dear Council Members and MCP Chair:

I am writing to you to voice my concern on the upcoming vote on CBD expansion on June 4. This vote must be postponed to allow for community involvement at a time when a proper meeting can occur.

Any proposed annexation of the neighborhoods around the CBD into the CBD using an administrative approval procedure that shuts out property owner notification, public discussion and testimony, is unprecedented and an abuse of power. Having this significant of a change made by the Planning Board with no elected official involved is unacceptable.

This should not be made as an administrative decision. It should include public meetings when that is possible and it should include a Council vote. Specific zoning changes should be described and agreed to.

This should not be just handled as a boundary change of the SS CBD (which apparently doesn't exist). Specific Master Plans should be updated (like the North and West Silver Spring area) and a plan should be made for all areas near any Purple Line station.

How can these decisions, impacting our lives and our home values, be made exclusive of citizen input?

Michele Nadeau Hartmann
Ellsworth Drive

Attachments

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Email

Opposition to boundary ex...

Email

From	Sam Eisen
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Opposition to boundary expansion
Date Sent	**Date Received** 5/31/2020 7:15 AM

To the Board Chair:

I would like to voice my opposition to Options C and D Of the proposed boundary changes to the Downtown Silver Spring business and residential district zoning. I am very concerned with the process that Parks and Planning is using here:

1. Undertaking major changes during Covid 19 when in person meetings with citizens and civic associations cannot take place

2. Undertaking changes based on the Purple Line Walkshed at a time when the Purple Line construction is stalled and under question after having torn down shopping areas and bike paths

3. I see no indication that the changes addressed will help the missing middle. I suspect that the changes will primarily allow developers to build additional high priced high end apartments and townhouses

I hope that MCPPC will reconsider its rushed process to allow adequate consideration and discussion of proposed changes

Thank you

Sincerely,

Sam Eisen

1208 Ballard St
Silver Spring, MD

Sent from my iPhone

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

RE: Pls Postpone June 4 Sil...

Email

From	Casey Anderson
To	Anne Vorce
Cc	<MCP-Chair MCP-Chair>; Gwen Wright; Gwen Wright; Gwen Wright; Leslye Howerton; Leslye.Howerton@montgomeryplanning.org; MCP-Chair #; MCP-Chair@mncppc-mc.org; Robert Kronenberg; Robert.Kronenberg@montgomeryplanning.org
Subject	RE: Pls Postpone June 4 Silver Spring Downtown Plan Vote
Date Sent	**Date Received** 6/1/2020 2:11 PM

Dear Ms. Avorce:

I've received your correspondence (via e-mail) concerning the Silver Spring master plan and thought you might find that my response to some of the points raised by the President's Council of Silver Spring ("Prezco") is responsive to your letter, so I am copying it below along with Prezco's e-mail. As I explained more fully in my response to Prezco, no decisions have been made in connection with the Silver Spring plan. To the contrary, the task of assessing existing conditions and defining the scope of the plan has only just begun. The boundaries used in the scope of work set by the Planning Board will determine which areas – and what issues – will be the subject of the extensive public process involved in drafting the new plan – a process that will follow the same rules and be conducted with the same degree of openness and opportunities for public participation as any other master plan.

I hope you will feel free to get in touch if you have additional questions or concerns.

Casey

From: Anderson, Casey
Sent: Monday, June 1, 2020 12:50 PM
To: Alan Bowser <alan.bowser@gmail.com**>**
Cc: councilmember.katz@montgomerycountymd.gov**;** marc.elrich@montgomerycountymd.gov**;** Councilmember.Glass@montgomerycountymd.gov**;** councilmember.navarro@montgomerycountymd.gov**;** councilmember.jawando@montgomerycountymd.gov**;** councilmember.hucker@montgomerycountymd.gov**;** councilmember.rice@montgomerycountymd.gov**;** councilmember.albornoz@montgomerycountymd.gov**;** councilmember.riemer@montgomerycountymd.gov**;** councilmember.friedson@montgomerycountymd.gov**;** tim.haverland@gmail.com**;** michael@bufalini.us**;** billscanlan@hotmail.com**;** Eric@potomactalent.com**;** debspielberg@gmail.com**;** dale.tibbitts@montgomerycountymd.gov**;** ocemail@montgomerycountymd.gov**;** jeancavanaugh@fastmail.fm**;** quinnh300@yahoo.com**;** condreybailey@gmail.com**;** dravidic@yahoo.com**; Fani-Gonzalez, Natali <**Natali.Fani-Gonzalez@mncppc-mc.org**>; Cichy, Gerald <**Gerald.Cichy@mncppc-mc.org**>; Patterson, Tina <**Tina.Patterson@mncppc-mc.org**>; Verma, Partap <**Partap.Verma@mncppc-mc.org**>; Kronenberg, Robert <**robert.kronenberg@montgomeryplanning.org**>; Elza Hisel-McCoy (**Elza.Hisel-McCoy@montgomeryplanning.org**) <**Elza.Hisel-McCoy@montgomeryplanning.org**>; Howerton, Leslye**

<Leslye.Howerton@montgomeryplanning.org>; Jane Lyons <jane@smartergrowth.net>; Tina Slater (slater.tina@gmail.com) <slater.tina@gmail.com>; Liz Brent (Liz@gobrent.co) <Liz@gobrent.co>; William Kirwan AIA <wkirwan@musearchitects.com>; Shruti Bhatnagar <shruti.bhatnagar@mdsierra.org>; Ben Ross (ben@ImBenRoss.com) <ben@ImBenRoss.com>; 'Dan Reed (justupthepike@gmail.com)' <justupthepike@gmail.com>; Dave Sears (davidwsears@aol.com) <davidwsears@aol.com>; Wright, Gwen <gwen.wright@montgomeryplanning.org>
Subject: RE: Neighborhood Concerns - Silver Spring Central Business District Expansion - Zoning Changes - Community Participation

Dear Alan:

Thank you for forwarding the e-mail from Prezco to the County Council about the Planning Board's work on the upcoming Silver Spring master plan.

Before I address the particulars raised in your e-mail, I think some background on how master plans are drafted and how this process applies to the Silver Spring project might be helpful. The County Council approves the Planning Department's work program, including master plans, as part of the M-NCPPC budget, with occasional interim adjustments. The master plans in our work program, including the Silver Spring master plan, do not establish specific boundaries for each plan, although the geographic scope of a proposed plan is often described in general terms.

After a plan is approved for inclusion in the budget, the Planning Department staff prepare a detailed scope of work that includes proposed boundaries. At the Planning Board's March 26 meeting, the Planning staff presented their proposed boundaries, arguing that the plan should cover the entirety of downtown Silver Spring (including a handful of properties just outside what has previously been defined as the "Central Business District," or CBD) rather than being confined to the southern end of the CBD. The staff's recommendations were based on their analysis of changes in Silver Spring since the last plan was completed twenty years ago. Among the issues the staff identified were the impact of the Purple Line, housing affordability, and racial and socioeconomic equity. The staff pointed out that these issues could not be fully considered if the plan were limited to the southern CBD.

The staff made a persuasive case for the need to address these issues, but the transit, housing, and equity issues arising from changes in downtown Silver Spring do not end at the old CBD boundary. In fact, the Planning Department has been at the forefront of efforts to draw attention to the need for "missing middle" housing to provide a wider range of housing options to neighborhoods zoned exclusively for single family homes as a central part of any effort to build more equitable, affordable, and successful communities. The Planning staff has rightly emphasized the need to introduce missing middle opportunities, especially in areas near transit and other amenities in places like downtown Silver Spring.

For these reasons, the Planning Board directed the staff to prepare alternative boundaries that would allow consideration of what missing middle housing options might be appropriate in the neighborhoods adjoining downtown Silver Spring. The Planning Board made clear that its interest in broadening the geographic scope of the plan is not about a desire to expand the commercial core of downtown Silver Spring into the surrounding neighborhoods. The Board simply wants to be able to consider zoning concepts that would allow missing middle housing in areas within a short walk of the jobs, retail, transportation, and other opportunities and amenities in downtown Silver Spring. The staff is scheduled to present these alternative options to the Planning Board at its June 4 meeting, at which time the Board will decide what geographic area will be included in the many months of meetings, analyses, hearings, conversations and work sessions that will in turn form the basis of a draft master plan to be presented to the Council for its review.

The setting of geographic boundaries is the beginning of the master planning process, not the end, and nothing the Planning Board has done in connection with establishing the scope of work for the Silver Spring plan has compromised or limited public participation in any way. In fact, the inclusion of an area in a plan's scope of work is a precondition to any formal consideration of whether or how permissible land uses should be changed in that area. If the Board does not include anything outside of the old CBD boundaries in the scope of work, then no

change is possible. I certainly understand that some people would prefer no changes in the single family neighborhoods abutting Silver Spring's downtown to be considered, but I do not think I am overstating the case when I say that taking these areas off the table for review as part of this master plan would effectively curtail public input, not protect or promote it.

At this point I also should note that there is nothing even remotely irregular about the Planning Board telling its staff to modify the scope of work for a master plan, and the Board often directs the staff to make changes in boundaries at the outset of a master plan project. For example, the Board substantially expanded the geographic scope of the Forest Glen-Montgomery Hills plan that was just approved by the County Council. Again, I want to emphasize that including a broader area in a plan allows a broader conversation about what changes should be made, if any; it does not dictate a conclusion. As you know, the drafting of master plans takes years. Members of the community will have many opportunities to voice their views concerns to the Planning Board and staff. The first year of the planning process is devoted to community engagement and understanding existing conditions. While we are initiating this plan under less-than-ideal conditions, approval of the scope of work will allow the staff to organize formal and informal meetings and briefings over the months ahead.

The Planning Board and Department have demonstrated that we are capable of providing ample opportunities for input and committed to doing so, as our efforts to accommodate public testimony by telephone, video conference, and other means have allowed dozens of people to participate in our hearings even during the height of the pandemic. In some ways, we have made it easier than ever to weigh in on our decisions, and I anticipate that we will be applying the lessons learned from operating under emergency stay-at-home orders and retaining many of these new avenues for participation.

Of course, neither the Planning Board nor the Planning Department staff have the power to adopt any master plan or zoning change. Our role is to deliver a draft plan that represents our best judgment about recommendations for the future of Silver Spring. You will have every opportunity to tell the Board and staff what you think over the course of the next several months, and if you or any other stakeholder is unhappy with our recommendations, you can advocate for your views when the ultimate decisionmaker, the County Council, takes up the draft plan we are scheduled to deliver in 2022.

As for the specific questions raised in your e-mail:

The Planning Board and Department have an obligation to develop new approaches to planning as conditions change and our understanding of the challenges facing our community evolve. When our work on the Bethesda Downtown Plan began in 2014, to take the example you cite, the issues were different than they are today. Moreover, recent years have seen an increased recognition -- both locally and nationally and both inside and outside of the planning profession -- of the role of single family zoning in reinforcing patterns of inequality, aggravating shortages of housing, and limiting access to opportunity.

In the event that any residential properties are recommended for rezoning, the Planning Board and staff will ensure that the community understands the implications of such changes. We will employ our standard methods of communication, which include postcard mailings to property owners within or adjacent to the planning area, press releases and newsletters, meetings with neighborhood associations, informal conversations with interested individuals and, of course, all legally required noticing procedures. In addition, we will continue to expand the range of public outreach methods to include virtual meetings, text message alerts, and other new options for distributing information and obtaining input.

In developing the boundary alternative options that will be presented on June 4, the staff studied all of the neighborhoods surrounding downtown Silver Spring that are in Montgomery County, including Woodside, Woodside Park, East Silver Spring and Takoma Park.

For examples of "missing middle" in Montgomery County, refer to the 2018 *Missing Middle Housing Study* available at https://montgomeryplanning.org/planning/housing/missing-middle-housing/. Examples of existing missing middle housing can be found in many neighborhoods in the county, such as in the Kentlands in

Gaitherburg, King Farm in Rockville, Bethesda, Silver Spring and several others. A missing middle housing development has also been proposed in Sandy Spring and is in the regulatory process.

While Silver Spring is still a growing downtown, is it not currently classified as an Enterprise Zone. The enterprise zones in Montgomery County are identified on the MCEDC website as Old Towne Gaithersburg, Burtonsville-Briggs Chaney, Glenmont, Wheaton, and Long Branch-Takoma Park. More information is available at this link: https://thinkmoco.com/maps/enterprise.

Many of the points you raise about form-based zoning and development incentives are the very topics we would anticipate considering as part of the Silver Spring plan. Some of these tools proved to be successful in the recently adopted Bethesda Downtown Plan, and our staff expects to explore the usefulness of form-based zoning, design guidelines and height constraints for the Silver Spring plan without regard to the decision on boundaries – although some of these strategies may become more or less relevant or important depending on how the boundaries are drawn.

I hope that I have addressed the concerns raised by the Prezco e-mail but I expect that you may have additional questions, and I invite you to stay in touch throughout the process of drafting the new Silver Spring Plan. I look forward to working collaboratively with you and other stakeholders to produce a plan that lays the groundwork for Silver Spring's future success.

Best,

Casey

From: Alan Bowser <alan.bowser@gmail.com>
Sent: Wednesday, May 27, 2020 12:14 PM
To: Anderson, Casey <Casey.Anderson@mncppc-mc.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>
Cc: Alan S. Bowser <alan.bowser@gmail.com>
Subject: Fwd: Neighborhood Concerns - Silver Spring Central Business District Expansion - Zoning Changes - Community Participation

---------- Forwarded message ---------
From: Alan Bowser <alan.bowser@gmail.com>
Date: Wed, May 27, 2020 at 11:05 AM
Subject: Neighborhood Concerns - Silver Spring Central Business District Expansion - Zoning Changes - Community Participation
To: Katz's Office, Councilmember <councilmember.katz@montgomerycountymd.gov>
Cc: <marc.elrich@montgomerycountymd.gov>, Glass's Office, Councilmember <Councilmember.Glass@montgomerycountymd.gov>, Nancy Navarro <councilmember.navarro@montgomerycountymd.gov>, <councilmember.jawando@montgomerycountymd.gov>, <councilmember.hucker@montgomerycountymd.gov>, Rice's Office, Councilmember <councilmember.rice@montgomerycountymd.gov>, <councilmember.albornoz@montgomerycountymd.gov>, Riemer's Office, Councilmember <councilmember.riemer@montgomerycountymd.gov>, <councilmember.friedson@montgomerycountymd.gov>, Tim Haverland <tim.haverland@gmail.com>, Michael Bufalini <michael@bufalini.us>, <billscanlan@hotmail.com>, Eric Cathcart <Eric@potomactalent.com>, Debbie Spielberg <debspielberg@gmail.com>, <dale.tibbitts@montgomerycountymd.gov>, <ocemail@montgomerycountymd.gov>, Jean Cavanaugh <jeancavanaugh@fastmail.fm>, Harriet Quinn <quinnh300@yahoo.com>, Bailey Condrey <condreybailey@gmail.com>, dravidic <dravidic@yahoo.com>, Alan S. Bowser <alan.bowser@gmail.com>

Dear Council President Katz:

Members of the President's Council of Silver Spring Civic Associations (PREZCO) have expressed concern about the recent discussions at the Montgomery County Planning Board about expanding the Silver Spring Central Business District, the County's Master Plan amendment process, and potential zoning changes around Purple Line Stations in neighborhoods. We have the following important questions that we would like the County Council and the Planning Board to address as soon as possible. We are particularly interested in the community notification and participation "processes" related to amending Master Plans, and how the Council will support our neighbors throughout this process. PREZCO members have raised serious questions about the pace of this activity and the lack of community consultation and participation.

We would appreciate a thorough response from the Council addressing these concerns.

Thank you for your attention to this matter.

Alan Bowser
Park Hills Civic Association
Presidents' Council of Silver Spring Civic Associations
Montgomery County Civic Federation
301.608.3932

Questions from PREZCO neighborhoods affected by a potential expansion of the SS CBD boundary increasing density*:

1. **County Council approved a Planning Dept work plan including a minor master plan amendment for Silver Spring CBD focusing on south Silver Spring. What public process is in place to alter the scope of the CBD master plan? What is the requirement for community input before the boundary of a Plan is expanded?**

2. **What impact will rezoning to a higher density have on affected property assessment and property taxes? "Missing middle" or CRN zoning could be up to four times more dense than R60 currently in place. Is Planning Dept doing an analysis to explain to property owners potential property tax increases?**

3. **Going forward, how will the Planning Department notify every property owner and resident potentially impacted by an expanded CBD that includes a zoning/property value increase so there can be wider participation before the scope of the SS CBD plan is finalized?**

4. **Why weren't boundary expansions ever considered or implemented for the recent Bethesda CBD plan or other CBD plans historically?**

5. **Is the Planning Department/Board considering also expanding the boundary to include SFH neighborhoods in Woodside Park and Woodside? Lot sizes may be larger northwest and west abutting CBD as compared to East Silver Spring, for example.**

6. **Where are examples of missing middle (aside from townhouses) in Montgomery County?**

7. **Planning staff say developers and builders prefer tried and true forms of denser housing - townhouses and apartment buildings - as opposed to duplexes, quad-plexes or multi-unit "mansions" that could fit into the "character" of the neighborhood, as Planning Board and staff suggest. The county does not have a form-based zoning code. How can developers be required/incentivized to try out new forms categorized under missing middle to meet the Planning Dept's vision?**

8. **What if zoning density increases and developers build traditional apartment buildings and townhouses as usual?**

9. **What are options for "proofing" missing middle housing without changing the boundaries of the CBD?**

Related question

Silver Spring CBD is still considered an enterprise zone, which means new residential and commercial developments don't pay infrastructure impact taxes. Prezco has long been concerned about infrastructure costs (schools, transportation, etc) as the Silver Spring CBD area continues to grow. When will the enterprise zone be lifted or modified? Back in fall of 2016, the council passed an amendment that promised a rational, data-driven process to phase out enterprise zones anywhere they don't make sense. What analyses and actions have come from this effort?

Silver Spring CBD Master Plan Update

On Thursday, March 26, 2020 the Planning Board (meeting virtually) discussed the scope of work for the Silver Spring Downtown Plan which was last updated in 2000. Back in 2018, the County Council approved adding to the Planning Dept's work program a Silver Spring CBD minor master plan amendment focusing on south Silver Spring. Since then, the nature of the SS CBD plan appears to have expanded with little or no public discussion. The suggestion to expand the boundaries of the SS CBD plan to include a walk shed from transit stations first came up publicly on March

26, 2020. You can watch/listen to the Planning Board's March 26 presentation and discussion starting at 5:56:13, and see the Planning Dept staff report.

In the context of including St. Michael's school and parking lot in the SS CBD Plan, Commissioner Partap Verma introduced the idea of expanding the SS CBD Plan east and north from certain transit stations into the single family home neighborhoods in order to rezone those areas at an increased density to accommodate "Missing Middle" housing. "Missing Middle" housing is a form-based housing type where townhouses, duplexes, triplexes, quadplexes, and small apartment buildings can be introduced into a (for example) single family home neighborhood. The style, or form, of the missing middle structures would, in theory, be similar to the character of the surrounding houses.

Commissioners Natalie Fani-Gonzalez and Chair Casey Anderson agreed with Partap and the remaining commissioners did not object. Planning Board did not finalize the scope of work or CBD boundary at the March 26 meeting and will await further information from staff expected at end of May.

No other Montgomery County CBD master plan has expanded its boundaries during review. Expanding SS CBD would require opening up the 1) East Silver Spring as well as the 2) North and West Silver Spring master plans. Property owners and residents who live in East Silver Spring and North and West Silver Spring master plan areas should be alerted to potential expansion of the CBD plan as it may impact properties and property tax bills.

In order to see properties impacted by a boundary expansion to include SS Transit Station and library Purple Line station walk sheds, see this map.

Context

The Planning Department has been working on updating the General Plan, which serves as the foundation for development for Montgomery County. The General Plan originated in 1964 and was updated in 1969 and 1993. In addition to addressing the economy, environment and other factors, it has focused on "wedges and corridors" to guide land use development. The Planning Department has been actively doing outreach and presentations on changing the General Plan with an idea that development should follow new transit corridors - BRT corridors (including 29, 355, 586, Georgia Ave.), the Purple Line corridor, and River Road. One idea that planners have discussed to address the paucity of affordable housing including family-sized affordable housing is to allow "missing middle" housing along those transit corridors, perhaps one city block/~300 feet on each side of the corridor depending on local factors. Instead of (or in addition to) the master plan areas with which many are familiar, each transit corridor

could have a sector plan where a finer analysis of adding density could occur.

Questions Prezco neighborhoods affected by a potential expansion of the SS CBD boundary increasing density might want to ask:

1. **County Council approved a Planning Dept work plan including a minor master plan amendment for Silver Spring CBD focusing on south Silver Spring. What public process is in place to alter the scope of the CBD master plan? What is the requirement for community input before the boundary of a Plan is expanded?**

2. **What impact will rezoning to a higher density have on affected property assessment and property taxes? "Missing middle" or CRN zoning could be up to four times more dense than R60 currently in place. Is Planning Dept doing an analysis to explain to property owners potential property tax increases?**

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Alan Bowser
Park Hills Civic Association
Montgomery County Civic Federation

From: Avorce <avorce@aol.com>
Sent: Friday, May 29, 2020 4:36 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Cc: Wright, Gwen <gwen.wright@montgomeryplanning.org>
Subject: Pls Postpone June 4 Silver Spring Downtown Plan Vote

Dear Chair Anderson,

On June 4, the Planning Board is scheduled to consider and possibly vote on Agenda Item 7, referred to as the "Silver Spring Downtown Plan"

I am writing to urge the Board to delay this vote until it is able to follow the standard, established consultative process for Master Plans.

The issues raised by *any* of the Options presented by the staff are too fundamental and important for decisions to be taken June 4 under administrative procedure.

It would be unprecedented for the Board to make such major changes June 4 under an administrative procedure.

As far as I understand, residents that would be affected and their civic associations were not even given notice of the matter, as had been standard practice. We have found out through "word of mouth", a maneuver more suited to the most amateur and secretive operations elsewhere - not Montgomery County.

I am frankly at a loss as to why those affected by any decision are not being consulted. Changing our Master Plans is a big deal.

Going forward, what should the Planning Board and its staff do ?

1. Initiate a standard consultative process with stakeholders
Postpone consideration of this item.

Notify and consult the people and community representatives whose lives would be the most upended by the changes under consideration.
Notify and consult with the County Council.
2. Launch a transparent study of market and fiscal realities

In addition to correcting the troubling procedural situation, the Planning Board and staff should also immediately launch a transparent study of (1) market conditions for the options under considerations and (2) whether sufficient fiscal resources for any market subsidies (on and off budget, explicit and implicit) are still available, given the hit to spending and revenues at all levels of government from the pandemic. As the staff noted in its May 28 study: "We also are now in a time of great economic uncertainty." The Planning Board may be well-advised to take a cautious approach, under these circumstances.

Thank you for your consideration.

Sincerely,

Anne Vorce
618 Bennington Drive
Silver Spring 20910
SOECA Neighborhood

cc: Montgomery County Council Members

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Fwd: June 4 Planning Boar...

Email

From Leslye Howerton

To Elza Hisel-McCoy; elza.hisel-mccoy@montgomeryplanning.org; Robert Kronenberg; Robert.Kronenberg@montgomeryplanning.org

Cc

Subject Fwd: June 4 Planning Board meeting

Date Sent **Date Received** 6/1/2020 7:08 AM

FYI
Leslye

Get Outlook for iOS

From: Carol Farthing <cefarthing@gmail.com>
Sent: Saturday, May 30, 2020 3:52:39 PM
To: Margolies, Atara <Atara.Margolies@montgomeryplanning.org>; Howerton, Leslye <leslye.howerton@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>
Cc: Councilmember.Hucker@montgomerycountymd.gov <Councilmember.Hucker@montgomerycountymd.gov>; Councilmember.Albornoz@montgomerycountymd.gov <Councilmember.Albornoz@montgomerycountymd.gov>; Councilmember.Glass@montgomerycountymd.gov <Councilmember.Glass@montgomerycountymd.gov>; Councilmember.Jawando@montgomerycountymd.gov <Councilmember.Jawando@montgomerycountymd.gov>; Councilmember.Riemer@montgomerycountymd.gov <Councilmember.Riemer@montgomerycountymd.gov>
Subject: June 4 Planning Board meeting

I am a 20-year resident in an SOECA area proposed to be included in one of the options of DTSS expansion to be considered by the planning board on June 4, 2020. Learning by word of mouth about this possible major change in my Master Plan area, I reviewed recent Planning Board documents including the Scope of Work report of March 26, 2020 and the May 28, 2020 Addendum to the Scope of Work. I was impressed by the very thorough COMMUNITY ENGAGEMENT plan described. Nowhere in that report or the Addendum from May 28, 2020 were the options to be voted on at the June 4 meeting discussed. I learned that a verbal discussion of possible DTSS expansion occurred at the March 26 meeting, but was not mentioned in the report. Finally, a document was released by the Planning Board 2 days ago detailing the 4 options to be considered on June 4. I was given no notification that a vote with major implications for my property was impending.

These actions of the Planning Board are confusing and distressing, especially in light of the recent focus on public health. Why the rush? Why now? I understand that there will be community discussion about the

density questions, but only after the vote of the Planning Board on June 4.

I urge the Planning Board to delay the June 4 vote until shareholders, including individuals and neighborhood groups have been informed about the proposed 4 options and given an opportunity for appropriate discussion and response.

I am copying this letter to the Montgomery County Council with the request that the Council take time to study the implications of the 4 options and the zoning changes involved before any further action by the Planning Board.

The stated values of increasing equity and supporting diversity in our vibrant area are important to me. In living through the process leading to the Purple Line, I experienced the community consultation as a pro forma sham at best. Instead, the decisions seemed to be driven by the interests of moneyed developers rather than what would be best for Silver Spring. I am concerned that these same moneyed interests are driving the move the change the DTSS boundaries rather than what would be best for all the people of Silver Spring.

Thank you for considering my requests,

Carol Farthing
406 Dale Drive
Silver Spring, MD 20910

Attachments

File Name	File Size (Bytes)	

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0 - 0 of 0 (0 selected) Page 1

Email

Planning Board Proposal t...

Email

From Chris Richardson

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc Councilmember Glass; Councilmember Hucker; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Jawando's Office, Councilmember; Katz's Office, Councilmember; Tom Hucker

Subject Planning Board Proposal to Expand Silver Spring CDB Boundaries Without Public Input

Date Sent **Date Received** 6/1/2020 12:00 PM

I would like to echo those sentiments from my Silver Spring neighbors who have expressed a general feeling of dismay about the potential for fait accompli upzoning to be happening in such a back-handed, sneaky way. During a pandemic, no less.

We who live in the residential neighborhoods adjacent to downtown Silver Spring are distressed by the limited time before us to urge the Montgomery Planning Board to postpone a vote about expanding the boundaries of the Central Business District.

According to your own commissioned Missing Middle Housing Study (page 21), "Changing setback and lot coverage requirements would allow for the development of more Missing Middle typologies but could also have a significant impact on the overall and/or intended character of an existing neighborhood." I am offended by the intention to move forward on an effort that would fundamentally alter our neighborhood without even consulting us first.

According to your own Montgomery Thrive website, "For Thrive Montgomery 2050 to be a meaningful, impactful plan it must reflect a shared vision of our wonderful, diverse community of residents, community-based organizations, businesses, institutions and government organizations." So, why is the Planning Board going outside this established process to make significant planning decisions without taking the time to vet the issue first and foremost within the community?

Isn't it true that the master plan for the Bethesda business district was recently reviewed with no changes to the existing boundaries? If so, please help us understand why Silver Spring is being singled out for this kind of special treatment. Where else has the county expanded the boundaries of a central business district in order to provide this missing middle housing?

Trust has already been broken here in the community over the planning process related to the Purple Line along the Wayne Avenue school/residential corridor. We were reassured by County Council in 2010 that the controversial Dale station that was "under study" would not lead to transit-oriented development that would change the character of this neighborhood. The Dale station, we were told by MTA's Mike Madden,

with support from public officials, would be an exception – like the Forest Glen Metro station, whose surrounding neighborhood remains residential.

But then Mr. Madden later admitted publicly that the decision to include the Dale station was already determined from the outset. Community input was essentially cherry picked to support a foregone conclusion. I saw all of this unfold first-hand as a 13-year officer of the Park Hills Civic Association who documented the entire process for my community and then posted it on our website for everyone to access in the name of openness and fairness.
Finally, this issue is not about the merits of "missing middle housing" but entirely about transparency, public input, and most especially, equity and fairness for the diverse parts of Montgomery County, which is why I am copying our County Council on this message.

Please postpone the vote on expanding the boundaries of Silver Spring's central business district – especially if no other business district in Montgomery County has been altered in this manner without public input.

Chris Richardson
402 Deerfield Avenue

Attachments

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Email

Downtown Silver Spring Pl...

Email

From CHRISTINE MORGAN

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc Atara Margolies; County Council; Elza Hisel-McCoy; elza.hisel-mccoy@montgomeryplanning.org; Gwen Wright; Gwen Wright; Gwen Wright; Leslye Howerton; Leslye.Howerton@montgomeryplanning.org; Robert Kronenberg; Robert.Kronenberg@montgomeryplanning.org

Subject Downtown Silver Spring Plan

Date Sent **Date Received** 6/1/2020 4:22 PM

1008 Woodside Parkway
Silver Spring, Maryland 20910

June 1, 2020

Dear Chairman Anderson and Board Members.

If there is to be any serious consideration of expanding the Downtown Silver Spring boundary beyond what was presented by Planning Staff on March 26, and what continues to be their recommendation in their May 28 report, Item 7 on the June 4 Planning Board agenda must be removed or tabled indefinitely.

The minor boundary expansion in that Staff Report was arrived at after discussion with and at the request of the Church of St. Michael the Archangel that all their parcels on Wayne Avenue (north and south) be included within the CBD.

No similar notices or discussions have been afforded to the property owners and communities affected by the proposed major alternate boundary realignment scenarios. Further, no requests have been submitted by property owners or communities for relocation of the boundary into their neighborhoods.

Without a transparent process that includes proper and timely notice to the affected parties and sufficient opportunity to respond in a public forum, you will get what several of you predicted in the March 26 session: "a lot of people riled up," "it is going to get people upset," "a lot of pushback." The appearance of a precedent setting stealth action by the Board is almost guaranteed to cause consternation throughout the County.

The world right now is complicated enough. Your staff has done the hard work and presented you with a viable recommendation acceptable to the surrounding neighborhoods. We suggest you follow their request to confirm it.

Sincerely,

Christine Morgan
Patrick A. Sidwell

Attachments

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Email

June 4th meeting, agenda i...

Email

From Claire C

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc pdroehrig@gmail.com

Subject June 4th meeting, agenda item 7

Date Sent **Date Received** 6/1/2020 1:59 AM

Dear Planning Board,

First, thank you for all you're doing to work to make Silver Spring – and indeed our whole region – even more attractive, equitable, and healthy.

Regarding the potential vote on June 4th on Agenda Item 7 "Silver Spring Downtown Plan," we would urge you to postpone this vote and any decisions that may be a result of the changes to the Master Plan Scope Area until there is a clearer understanding of the impact of these plan and boundary revisions.

Here is our justification for requesting this postponement.

nsufficient Process Management. With staff recommendations on the boundary plan submitted on March 26th, after coronavirus restrictions were in place, this potential CBD boundary expansion decision is being viewed by many as having insufficient public notification, participation, and oversight, Our own view, echoed by others on multiple local listservs and civic associations, is that this seems to be very much a surprise. We simply have not had sufficient opportunity to meet, seek clarification, explore options, discuss, etc. Any decision of this magnitude and impact certainly must have better participation and transparency throughout the entire process.

Rebuilding trust in the people and the process. As you may recall, the neighboring communities, including SOECA and Park Hills, were misled through the process of community outreach on the particulars of the Purple Line, including being told it would be below grade until near ground break. This has left a deep distrust in the community, and the push to make changes to the master plan while county meetings cannot be held due to coronavirus restrictions has re-surfaced these previous trust gaps.

Risk of over-development. While it is ideal to expand the walkshed of the Silver Spring transit center, the many housing projects currently under construction or coming on line shortly may prove to overwhelm the market. Furthermore, wide areas of CBD Silver Spring remain under-utilized. In the past years, we've added literally thousands of new apartments. The logic of increasing density in such a vast swath seems likely to depress the overall market, create a glut of housing, and irreparably alter many neighborhoods (some of which are nearly 100 years old). To lay the groundwork to potentially increase development projects in a wider circumference from transit points, without considering the profound impact on transportation is misguided. Again, this is being rushed, and we must step back and be thoughtful.

Burden on MCPS schools. Local schools—all elementary, middle and high—are already beyond over-capacity and the expansion/renovation projects in the works will merely put them at capacity, or even slightly over. Increasing the density in and and around the CBD, potentially to young families with children, will increase the burden on schools and resources.

Clarification of the "missing middle." Part of the reason we love Silver Spring is because of its diversity and a feeling of inclusion (even if imperfect). Any plan going forward needs to clarify what constitutes the "missing middle" and why this is being used as a justification for such a significant legislative shift. If the missing middle initiative is an attempt to achieve housing options which meet a range of economic means, there are significant opportunities within the current CBD to do just that. Expanding the boundary of the CBD only to provide luxury condos would not bring forward the spirit and intent of the missing middle.

Extraordinary Impact on the region. We are currently living in an extended construction zone, and we're looking toward more years of that. We are basically rebooting the entire region with the Purple Line, and now to consider increasing density before we have any real-world insight into the impact of this change seems irresponsible.

Scope and scale of the impacted area. The upcoming vote on allowing increased density within 1/2 mile radius around the Purple Line Stations, is currently described in the online documentation available, would simply have potentially catastrophic effect on the existing neighborhoods. The map online is simply shocking. Again, without more clarity on the specifics of what the change would entail, what would be allowed, the economic impact to the areas, and so much more are simply not clear enough to justify making a decision at this point.

As you can see, any one of these reasons alone would be sufficient to postpone such a significant decision, allow sunlight to illuminate the process, and encourage more community involvement and consensus for the future of our region.

Thank you very much for your consideration, and we look forward to working transparently to find an optimal path forward for all of us.

Respectfully,

Claire Cocciole & Paul Roehrig

Dartmouth Ave

Silver Spring, MD

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Coalition for Smarter Growth
DC • MD • VA

June 1, 2020

Montgomery Planning Board
8787 Georgia Ave
Silver Spring, MD 20910

Silver Spring Downtown Plan (Item 7)

Testimony for June 4, 2020

Jane Lyons, Maryland Advocacy Manager

Chair Anderson and Planning Commissioners, thank you for the opportunity to testify. I am speaking on behalf of the Coalition for Smarter Growth, the leading organization in the DC region advocating for more walkable, inclusive, transit-oriented communities. **We support expanding the boundary of the Silver Spring Downtown Plan,** in line with options C or D.

The Silver Spring Downtown Plan update is an opportunity for the Planning Board to embrace missing middle housing and the new "complete communities" concept. Mixed-use neighborhoods with different types of homes to rent or buy are more affordable and sustainable, enabling people from all walks of life and all incomes to live without relying on a personal vehicle.

Furthermore, including neighborhoods abutting the current central business district (CBD) will allow for a better flow of the built environment. Currently, many high-rise buildings within the CBD are adjacent to single family homes. Silver Spring would greatly benefit from "gentle density" connecting high-rise clusters with lower density neighborhoods.

East Silver Spring offers an example of a neighborhood with an array of townhomes, duplexes, and small apartment buildings. However, many of these housing options are now illegal to build due to zoning changes made in the 20th century to promote segregation. Right now, an aging, modest single-family house can be torn down and be replaced with a much larger, million-dollar (or more) house, but homeowners and developers are not permitted to build a duplex or triplex alternative. **Silver Spring should be more than mansions.**

The recent housing needs assessment showed that downtown Silver Spring is the highest demand community within Montgomery County – it's the only housing submarket to experience a net gain in both owners and renters – especially young families.

My personal experience reflects this: My partner and I are lucky to have found an affordable apartment in the Silver Spring CBD and would like to stay in this area when eventually "settling down." When looking at the options to own in Silver Spring, we're immediately discouraged by the dominance of homes in the $700-800k range. Few, if any, are below $550k. None are in our current price range. Even if our incomes rise significantly, we doubt it will be enough to keep up with the rise in housing prices.

It should be emphasized that **we're the lucky ones** – both from middle-income families, college educated with no student debt, and a combined income of approximately the county's median household income. If all our privilege is not enough to guarantee a future in Silver Spring, where do we expect existing low-income families and 20,000 future families making less than $50k to live?

Like many, when we buy a home, we want to be able to live close to transit and jobs in order to have a high quality of life and to not add to traffic and pollution. These are also primary goals for the county and are key to our economic competitiveness.

Therefore, we urge you to expand the boundary for the Silver Spring Downtown Plan and prioritize affordability, diversity, and sustainability. **We can build a future for everyone in downtown Silver Spring**.

Email

Master Plan - Staff Recom...

Email

From JONATHAN WITTE

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc Councilmember Jawando; Tom Hucker

Subject Master Plan - Staff Recommendations

Date Sent **Date Received** 6/1/2020 9:33 AM

"Missing Middle" Housing and Changes to the Silver Spring Master Plan

It is our understanding that the Montgomery County Planning Department has introduced to the County Council the need to study "Missing Middle Housing," a development review process to adjust residential zones in Silver Spring to accommodate such housing and to recommend boundary changes to the Silver Spring Downtown Plan.

Significantly expanding a master plan boundary through an administrative process that does not notify property owners, invite public participation, or have council oversight is unacceptable. Due to the pandemic, most civic associations are currently unable to meet, discuss, debate, write resolutions, or vote. Proceeding with zoning and boundary changes during a time when the state has ordered residents and businesses to "lockdown" deprives members of the community--particularly those most affected by the proposed altered zoning--the opportunity to have their voices heard.

A few salient points:
Silver Spring Park homeowners are more diverse, both racially, culturally and economically, than other communities in this area. As such, "missing middle houses" are not "missing"; in fact, they already exist in Silver Spring Park under the current zoning structure.
There are more rental apartments in our neighborhood than single-family homes, and increasing density among the contiguous single-family houses would destroy the character of our neighborhood.
Each Silver Spring Park single-family tract has "ground space" (not concrete), and many have significant ground space, that contributes to cooling the community, as opposed to heavily concreted areas (such as the so-called "heat islands" found in the District).
Moreover, the community has a significant tree canopy of older trees, some over 100 years old, that should be protected because they mitigate the harmful effects of climate change. Removing the tree canopy and ground space to build more apartment buildings will result in an incalculable loss: trees will not be replaced over that same ground, and the character of our community will be changed forever.
If building "moderate density housing" results in more home-renters than home-owners in the neighborhood, then the neighborhood will suffer over time. Home-ownership creates a more stable neighborhood because there is pride in ownership and owner-occupied properties are better maintained.

Building apartment (rental) complexes within the contiguous single-family houses will destroy the character, cohesion, and stability of our neighborhood.
By introducing these zoning changes to the County Council during the Covid-19 pandemic, the Montgomery County Planning Dept seems to be taking advantage of a situation to forward its agenda without residential neighborhood input.
An unstated goal of building “missing middle" housing seems to be allowing developers, with the aid of the Planning Department, to acquire more property. This goal seems questionable given that much of the recently built apartments in Downtown Silver Spring are still empty.
The current pandemic has caused state and county “stay at home” and “lockdown” orders that have crushed local economies. It is conceivable that single family homeowners will default on their mortgages and numerous properties will be foreclosed. In this context, altering the zoning boundary in a ramrod fashion will likely encourage real estate speculators, large corporate landlords, and venture capitalists to swoop in, buy distressed properties, build rental apartments (the only profitable building type investors build), and drive down single-family homeownership. This action appears, at a minimum, to be opportunistic and, at most, unethical, conspiratorial, exploitative, and predatory.
One effect the pandemic might have is that office space will be less in demand, as many workers will continue to work from home. Could this glut of offices be converted to housing?
The pandemic may have permanently altered our way of life, so it is incumbent on the Planning Department and the County Council to wait, assess new trends, and not make drastic decisions at this time, especially those that will have a significant, long-lasting impact on owners of single-family homes.
Thank you for your consideration,

Jonathan Witte
Hannah McCann
743 Silver Spring Avenue

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Please postpone June 4 co...

Email

From	Ken Kellner
To	<MCP-Chair MCP-Chair>; County Council; Gwen Wright; Gwen Wright; Gwen Wright; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Please postpone June 4 consideration of Silver Spring Central District Boundaries
Date Sent	**Date Received** 6/1/2020 11:04 AM

The consideration by the Planning Board of the staff proposal concerning Silver Spring Business District Boundaries should be postponed to allow a fair opportunity for public notification and public comment. The proposed modifications are significant and very unusual in that they are being made without public input. Particularly in light of the COVID-19 situation, there is too much unknown for the Planning Board to make a decision.

Sincerely,

Kenneth E. Kellner
1223 Pinecrest Circle
Silver Spring, MD 20910

Attachments

Email

FW:- [SOECA] Pls Postpone...

Email

From	mcp-crm-tracker@mncppc-mc.org
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	FW:- [SOECA] Pls Postpone June 4 Silver Spring Downtown Plan Vote
Date Sent	**Date Received** 6/1/2020 11:34 AM

From: Lara Eisenberg <lara@eisenbergs.org>
Sent: Sunday, May 31, 2020 5:23 PM
To: SOECA@groups.io
Cc: MCP-Chair <mcp-chair@mncppc-mc.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>; councilmember.riemer@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov
Subject: Re: [SOECA] Pls Postpone June 4 Silver Spring Downtown Plan Vote

I think that the overriding theme here is that there are differing opinions on the issue but that I think everyone agrees that those who live the in the area and would be affected by these decisions would like to have the opportunity to have their views heard before decisions are made. I myself do not know if I would be for or against such an expansion since I am not clear on what the proposed changes would allow.

Best,

Lara Eisenberg

644 Ellsworth Drive

> **On May 31, 2020, at 5:18 PM, Matt Engel <mattdanengel@gmail.com> wrote:**
>
> **Please expand the CBD and allow developers more flexibility and creativity to bring a diversity of housing types Into our neighborhoods. Many of my.neighbors support this change.**
>
> **Matt Engel**
> **8201 queen annes Dr, Silver Spring, MD 20910**
>
> **On Sun, May 31, 2020, 5:08 PM richard Lorr <rlorr4@gmail.com> wrote:**

Dear Chairman Anderson,

My wife and I have lived in Silver Spring for 38 years. We are very concerned about the potential impact of recent proposals to expand the boundaries of the Silver Spring Central Business District (CBD) and the adverse impacts these changes would have on our community.

We are writing in support of the views expressed by Anne Vorce and James Ehrman in their attached emails. Their views reflect the views of a very large number of the people in our community. We deserve the opportunity to be heard and have our views considered by the Planning Board before it takes actions that will substantially affect the quality of our lives, as the expansion of the boundaries of the CBD most certainly would.

Richard and Katharine Lorr
302Windsor Street, Silver Spring

On Sat, May 30, 2020 at 3:25 PM James Ehrman <sjehrman@msn.com> wrote:

> **Dear Chairman Anderson,**
>
> **I write to associate myself with the views expressed by Silver Spring neighbor Anne Vorce in the message below.**
>
> **James Ehrman**
> **Greenbrier at Woodside Parkway**
>
> **-----Original Message-----**
> **From: Avorce <avorce@aol.com>**
> **To: mcp-chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>**
> **Cc: Gwen.Wright@mncppc-mc.org <Gwen.Wright@mncppc-mc.org>**
> **Sent: Fri, May 29, 2020 4:35 pm**
> **Subject: Pls Postpone June 4 Silver Spring Downtown Plan Vote**
>
> **Dear Chair Anderson,**
>
> **On June 4, the Planning Board is scheduled to consider and possibly vote on Agenda Item 7, referred to as the "Silver Spring Downtown Plan"**
>
> **I am writing to urge the Board to delay this vote until it is able to follow the standard, established consultative process for Master Plans.**
>
> **The issues raised by *any* of the Options presented by the staff are too fundamental and important for decisions to be taken June 4 under administrative procedure.**
>
> **It would be unprecedented for the Board to make such major changes June 4 under an administrative procedure.**
>
> **As far as I understand, residents that would be affected and their civic associations were not even given notice of the matter, as had been standard practice. We have found out through "word of mouth", a maneuver more suited to the most amateur and secretive operations elsewhere - not Montgomery County.**

I am frankly at a loss as to why those affected by any decision are not being consulted. Changing our Master Plans is a big deal.

Going forward, what should the Planning Board and its staff do ?

1. Initiate a standard consultative process with stakeholders
Postpone consideration of this item.
Notify and consult the people and community representatives whose lives would be the most upended by the changes under consideration.
Notify and consult with the County Council.
2. Launch a transparent study of market and fiscal realities

In addition to correcting the troubling procedural situation, the Planning Board and staff should also immediately launch a transparent study of (1) market conditions for the options under considerations and (2) whether sufficient fiscal resources for any market subsidies (on and off budget, explicit and implicit) are still available, given the hit to spending and revenues at all levels of government from the pandemic. As the staff noted in its May 28 study: "We also are now in a time of great economic uncertainty." The Planning Board may be well-advised to take a cautious approach, under these circumstances.

Thank you for your consideration.

Sincerely,

Anne Vorce
618 Bennington Drive
Silver Spring 20910
SOECA Neighborhood

cc: Montgomery County Council Members

Attachments

File Name	File Size (Bytes)	

0 - 0 of 0 (0 selected) Page 1

Email

FW:: [SOECA] Pls Postpone...

Email

From	mcp-crm-tracker@mncppc-mc.org
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	FW:: [SOECA] Pls Postpone June 4 Silver Spring Downtown Plan Vote
Date Sent	**Date Received** 6/1/2020 11:34 AM

From: Matt Engel <mattdanengel@gmail.com>
Sent: Sunday, May 31, 2020 5:19 PM
To: SOECA@groups.io
Cc: MCP-Chair <mcp-chair@mncppc-mc.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>; councilmember.riemer@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov
Subject: Re: [SOECA] Pls Postpone June 4 Silver Spring Downtown Plan Vote

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> ***Notify and consult with the County Council.***
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Thank you for your consideration.

Sincerely,

Anne Vorce
618 Bennington Drive
Silver Spring 20910
SOECA Neighborhood

cc: Montgomery County Council Members

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Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

0 - 0 of 0 (0 selected) Page 1

Citizens Coordinating Committee on Friendship Heights

June 1, 2020

Casey Anderson, Chair
Natali Fani-González, Commissioner
Gerald R. Cichy, Commissioner
Tina Patterson, Commissioner
Partap Verma, Commissioner
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Silver Spring Downtown Plan; Boundary Discussion; Planning Board Meeting June 4, 2020, Item 7

Dear Chair Anderson and Commissioners:

The Citizens Coordinating Committee on Friendship Heights (CCCFH), which represents 18 communities that collectively include over 20,000 residents in and around the Friendship Heights, Bethesda Downtown and Westbard sector plan areas, hereby submits its comments on the boundary issues.

We object to the proposed expansion of the Silver Spring CBD plan boundaries within a minor master plan amendment under a narrow administrative procedure.

This process if approved will set a precedent for potential annexation of large sections of nearby residential neighborhoods into master/sector plan areas. Such neighborhoods potentially face significant zoning changes without appropriate public notice, input, and discussion – in the community, at the Planning Board, and at the County Council.

With individual CCCFH communities similarly located in relation to CBDs, this action regarding Silver Spring is of major concern to us.

While we support approving the Silver Spring CBD Master Plan scope and boundaries as originally presented to the Council and Planning Board, approval of this annexation in the minor master plan amendment process would be wrong. We urge you to reject it.

Sincerely,

Melanie Rose White

Melanie Rose White, Chair

Representing the Communities of Brookdale, Chevy Chase Village, Chevy Chase West, Drummond, Kenwood, Kenwood Condominium, Kenwood Forest II, Kenwood House Cooperative, Kenwood Place Condominium, Somerset, Somerset House Condominiums, Springfield, Sumner Village, Village of Friendship Heights, Westbard Mews, Westmoreland, Westwood Mews, and Wood Acres

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Email

FW:

Email

From mcp-crm-tracker@mncppc-mc.org

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject FW:

Date Sent **Date Received** 6/1/2020 11:34 AM

-----Original Message-----
From: hoffdance@aol.com <hoffdance@aol.com>
Sent: Monday, June 1, 2020 6:15 AM
To: mcp-chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>
Subject:
Importance: High

Gwen.Wright@mncppc-mc.org
<Gwen.Wright@mncppc-mc.org>" <mcp-chair@mncppc-mc.org>,
" councilmember.riemer@montgomerycountymd.gov
<councilmember.riemer@montgomerycountymd.gov>"
<councilmember.riemer@montgomerycountymd.gov>,
" councilmember.albornoz@montgomerycountymd.gov
<councilmember.albornoz@montgomerycountymd.gov>"
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" councilmember.jawando@montgomerycountymd.gov
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" councilmember.hucker@montgomerycountymd.gov
<councilmember.hucker@montgomerycountymd.gov>"
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" councilmember.glass@montgomerycountymd.gov
<councilmember.glass@montgomerycountymd.gov>"
<councilmember.glass@montgomerycountymd.gov>,
" marc.elrich@montgomerycountymd.gov <marc.elrich@montgomerycountymd.gov>
"
<marc.elrich@montgomerycountymd.gov>

From: Peter <hoffdance@aol.com>
Subject:
Date: Mon, 1 Jun 2020 06:14:39 -0400
Importance: normal
X-Priority: 3
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Content-Type: text/plain; charset="utf-8"

RE: PROPOSED EXPANSION OF PLANNING BOUNDARIES FOR SILVER SPRING CBD

I strongly urge the Planning Board NOT to expand the planning boundaries fo= r the Silver Spring CBD into the adjacent residential neighborhoods.=C2=A0 = The residential neighborhoods surrounding the Silver Spring CBD have their = own plans adopted with community participation.=C2=A0 Any change which woul= d potentially allow greater density in any portion of them would have a pot= ential destabilizing effect on these neighborhoods.=C2=A0 People purchased = homes in these neighborhoods with the expectation that the existing single = family character of the neighborhoods will continue to be maintained and ha= ve invested in major improvements to their homes with this expectation.=C2=
=A0 Any change in the planning boundaries which would potentially facilitat= e approval of greater density, apartment buildings could destabilize these = single family zoned neighborhoods.=C2=A0 At the very least, any change in t= he CBD planning area would eventually resulting in new buffer areas expandi= ng or replacing existing buffer areas and encroaching in the existing stabl= e residential areas.=C2=A0=20

Even though only a small area of Woodside Park would be directly affected b= y the proposals, I am particularly concerned about the potential damage to = Woodside Park.=C2=A0 As Planning Department Director Gwen Wright will undou= btedly recall, in 1989 the Historic Preservation Planning staff of the M-NC= PPC wrote that "Woodside Park was more than a typical 1920s development . .= . it was really prototypical. . . . Although there are many neighborhoods = with some of the same characteristics and architectural housing types as Wo= odside Park, staff has concluded that Woodside Park is not only the most in= tact subdivision of the period, but also that its basic design and developm= ent is probably the purest manifestation of the =E2=80=9920s/=E2=80=9930s s= uburban ideal to have been built in Montgomery County. [Other contemporary = neighborhoods do not] have the sylvan, park-like character that many subdiv= isions of the period aspired to but that few actually were able to create. = Woodside Park did create this ideal sort of ambiance and has, amazingly, ma= intained it over the years to a great degree."=C2=A0=C2=A0=20

As the neighborhood approaches is 100th anniversary in 2022-2023, Woodside = Park has continued to maintain its character as undoubtedly the most intact= and purest manifestation of the early 20th Century suburban ideal and as a= sought after neighborhood in which to live.=C2=A0 The residents of Woodsid= e Park have worked for almost 100 years to "preserve the park" -- the civic= association's motto.=C2=A0 Even if the Planning Board votes to expand the = planning boundaries elsewhere -- which I urge you not to do -- I would urge= you to not include any blocks in Woodside Park.=C2=A0 The boundaries shoul= d not be expanded to include any area west of Colesville Road zoned and use= d for single family homes.=C2=A0 Do not threaten any of the blocks in Woods= ide Park with the

potential for destabilization.=C2=A0

Sincerely,
Peter B. and Roberta J. Hoffman
1507 Grace Church Rd,
Silver Spring, MD 20910

Sent from Mail for Windows 10

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Attachments

File Name	File Size (Bytes)	
Loading Attachment records...		
0 - 0 of 0 (0 selected)		Page 1

Email

FwW: [SOECA] Pls Postpon...

Email

From	mcp-crm-tracker@mncppc-mc.org
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	FwW: [SOECA] Pls Postpone June 4 Silver Spring Downtown Plan Vote
Date Sent	**Date Received** 6/1/2020 11:29 AM

From: richard Lorr <rlorr4@gmail.com>
Sent: Sunday, May 31, 2020 5:08 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Cc: Wright, Gwen <gwen.wright@montgomeryplanning.org>; SOECA@groups.io; councilmember.riemer@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; James Ehrman <sjehrman@msn.com>; Avorce <avorce@aol.com>; marc.elrich@montgomerycountymd.gov
Subject: Re: [SOECA] Pls Postpone June 4 Silver Spring Downtown Plan Vote

Dear Chairman Anderson,

My wife and I have lived in Silver Spring for 38 years. We are very concerned about the potential impact of recent proposals to expand the boundaries of the Silver Spring Central Business District (CBD) and the adverse impacts these changes would have on our community.

We are writing in support of the views expressed by Anne Vorce and James Ehrman in their attached emails. Their views reflect the views of a very large number of the people in our community. We deserve the opportunity to be heard and have our views considered by the Planning Board before it takes actions that will substantially affect the quality of our lives, as the expansion of the boundaries of the CBD most certainly would.

Richard and Katharine Lorr
302Windsor Street, Silver Spring

On Sat, May 30, 2020 at 3:25 PM James Ehrman <sjehrman@msn.com> wrote:

> **Dear Chairman Anderson,**
>
> **I write to associate myself with the views expressed by Silver Spring neighbor Anne Vorce in the message below.**

James Ehrman
Greenbrier at Woodside Parkway

-----Original Message-----
From: Avorce <avorce@aol.com>
To: mcp-chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>
Cc: Gwen.Wright@mncppc-mc.org <Gwen.Wright@mncppc-mc.org>
Sent: Fri, May 29, 2020 4:35 pm
Subject: Pls Postpone June 4 Silver Spring Downtown Plan Vote

Dear Chair Anderson,

On June 4, the Planning Board is scheduled to consider and possibly vote on Agenda Item 7, referred to as the "Silver Spring Downtown Plan"

I am writing to urge the Board to delay this vote until it is able to follow the standard, established consultative process for Master Plans.

The issues raised by *any* of the Options presented by the staff are too fundamental and important for decisions to be taken June 4 under administrative procedure.

It would be unprecedented for the Board to make such major changes June 4 under an administrative procedure.

As far as I understand, residents that would be affected and their civic associations were not even given notice of the matter, as had been standard practice. We have found out through "word of mouth", a maneuver more suited to the most amateur and secretive operations elsewhere - not Montgomery County.

I am frankly at a loss as to why those affected by any decision are not being consulted. Changing our Master Plans is a big deal.

Going forward, what should the Planning Board and its staff do ?

1. Initiate a standard consultative process with stakeholders
Postpone consideration of this item.
Notify and consult the people and community representatives whose lives would be the most upended by the changes under consideration.
Notify and consult with the County Council.
2. Launch a transparent study of market and fiscal realities

In addition to correcting the troubling procedural situation, the Planning Board and staff should also immediately launch a transparent study of (1) market conditions for the options under considerations and (2) whether sufficient fiscal resources for any market subsidies (on and off budget, explicit and implicit) are still available, given the hit to spending and revenues at all levels of government from the pandemic. As the staff noted in its May 28 study: "We also are now in a time of great economic uncertainty." The Planning Board may be well-advised to take a cautious approach, under these circumstances.

Thank you for your consideration.

Sincerely,

Anne Vorce
618 Bennington Drive
Silver Spring 20910
SOECA Neighborhood

cc: Montgomery County Council Members

_.-._.-._.-._

Attachments

Email

FW:FW: [SOECA] Pls Postp...

Email

From mcp-crm-tracker@mncppc-mc.org

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject FW:FW: [SOECA] Pls Postpone June 4 Silver Spring Downtown Plan Vote

Date Sent **Date Received** 6/1/2020 11:34 AM

From: Susan Andrea <sandrea5@hotmail.com>
Sent: Sunday, May 31, 2020 5:36 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>; SOECA@groups.io
Cc: Wright, Gwen <gwen.wright@montgomeryplanning.org>; councilmember.riemer@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; James Ehrman <sjehrman@msn.com>; Avorce <avorce@aol.com>; marc.elrich@montgomerycountymd.gov; rlorr4@gmail.com
Subject: Re: [SOECA] Pls Postpone June 4 Silver Spring Downtown Plan Vote

I am writing in full support of the views expressed by Anne Vorce, James Ehrman, and Richard & Katharine Lorr in their attached emails.

Susan Andrea
402 Dale Drive
Silver Spring, MD 20910

From: SOECA@groups.io **<**SOECA@groups.io**> on behalf of richard Lorr <**rlorr4@gmail.com**>**
Sent: Sunday, May 31, 2020 5:08 PM
To: mcp-chair@mncppc-mc.org **<**mcp-chair@mncppc-mc.org**>**
Cc: Gwen.Wright@mncppc-mc.org **<**Gwen.Wright@mncppc-mc.org**>;** SOECA@groups.io **<**SOECA@groups.io**>;** councilmember.riemer@montgomerycountymd.gov **<**councilmember.riemer@montgomerycountymd.gov**>;** councilmember.albornoz@montgomerycountymd.gov **<**councilmember.albornoz@montgomerycountymd.gov**>;** councilmember.jawando@montgomerycountymd.gov **<**councilmember.jawando@montgomerycountymd.gov**>;** councilmember.hucker@montgomerycountymd.gov **<**councilmember.hucker@montgomerycountymd.gov**>;** councilmember.glass@montgomerycountymd.gov **<**councilmember.glass@montgomerycountymd.gov**>; James Ehrman <**sjehrman@msn.com**>; Avorce <**avorce@aol.com**>;** marc.elrich@montgomerycountymd.gov

<marc.elrich@montgomerycountymd.gov>
Subject: Re: [SOECA] Pls Postpone June 4 Silver Spring Downtown Plan Vote

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Richard and Katharine Lorr
302Windsor Street, Silver Spring

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> **I write to associate myself with the views expressed by Silver Spring neighbor Anne Vorce in the message below.**
>
> **James Ehrman**
> **Greenbrier at Woodside Parkway**
>
> **-----Original Message-----**
> **From: Avorce <avorce@aol.com>**
> **To: mcp-chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>**
> **Cc: Gwen.Wright@mncppc-mc.org <Gwen.Wright@mncppc-mc.org>**
> **Sent: Fri, May 29, 2020 4:35 pm**
> **Subject: Pls Postpone June 4 Silver Spring Downtown Plan Vote**
>
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>
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>
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>
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<u>Going forward, what should the Planning Board and its staff do ?</u>

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In addition to correcting the troubling procedural situation, the Planning Board and staff should also immediately launch a transparent study of (1) market conditions for the options under considerations and (2) whether sufficient fiscal resources for any market subsidies (on and off budget, explicit and implicit) are still available, given the hit to spending and revenues at all levels of government from the pandemic. As the staff noted in its May 28 study: "We also are now in a time of great economic uncertainty." The Planning Board may be well-advised to take a cautious approach, under these circumstances.

Thank you for your consideration.

Sincerely,

Anne Vorce
618 Bennington Drive
Silver Spring 20910
SOECA Neighborhood

cc: Montgomery County Council Members

_.-._.-._

_.-._.-._

Attachments

File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		Page 1

Email

Border and Zoning Concerns

Email

From Victoria Pierce

To Councilmember Friedson; Councilmember Glass; Councilmember Hucker; Councilmember Navarro; Councilmember Rice; councilmember.albornoz@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Jawando's Office, Councilmember; Katz's Office, Councilmember; Tom Hucker

Cc <MCP-Chair MCP-Chair>; Gwen Wright; Gwen Wright; Gwen Wright; MCP-Chair #; MCP-Chair@mncppc-mc.org; SOECA@groups.io

Subject Border and Zoning Concerns

Date Sent **Date Received** 6/1/2020 8:07 AM

Dear Councilmembers,

I am writing out of concern for the future of my residential community in Silver Spring, often represented by our Seven Oaks Evanswood Community Association (SOECA). I have lived here for almost 24 years, have initiated major renovations to my house because I plan to be here for a long time to come, and have just this past week learned of a June 4 meeting to decide on major border and zoning changes the Montgomery County Planning Board is proposing to the Master Plan for our area. Others from my neighborhood have written to you already, expressing their dismay at this short notice over such a fundamentally important set of decisions about the quality of our lives in the foreseeable years ahead.

Money talks in many ways, and ours is a very attractive community to a county seeking to increase residential density and to introduce commercial activity in order to expand the tax base, and to developers and contractors seeking opportunities for profit. Although these motivations are understandable, they do not justify what we have come to experience as the government's unilateral decision making about the environment in which we live. The real estate development lobby seems to enjoy considerable influence on property decisions in Silver Spring - certainly in our area. But what about *our* influence?
Maryland's decision making process for the Purple Line has been appalling. The community meetings were merely pro forma, required by law, but clearly not intended for our voices to be heard. At the time, we realized that decisions to proceed with an objectionable above ground transit option for Wayne Avenue were made before those community meetings were even held.
Apparently the Planning Board is not bothering to pretend our input matters on the decision they will make about the options they plan to present at the the June 4 meeting. The Board did not notify homeowners in our community about these options - I found out about them through the diligent inquiries of other SOECA members. To quote a community resident in her 5/29 message to the Board Chair: "I am frankly at a loss as to why those affected by any decision are not being consulted. Changing our Master Plans is a big deal."
Several years ago I participated in another set of the Planning Board's community meetings only to learn later that their decision was a "fait accompli" beforehand.
Therefore,

1. **I urge you to direct the Planning Board to postpone the June 4 meeting. Further, I urge you to direct them to engage with us fully about their intentions.**
2. **I also strongly support the recommendation of James Ehrman who wrote you on 5/29 explaining clearly the situation we find ourselves in, that: "...the County Council designate a special committee -- composed, perhaps, of District 5 Councilmember Tom Hucker and two At-Large Councilmembers -- to oversee whatever Planning Board hearings and measures take place in regard to this expansion proposal; and that these committee members be available, at publicly announced times, to receive input from SOECA residents."**

Another member of our community is writing to remind County leadership that the commercial district of Silver Spring has much vacant or underutilized space for (re)development. **I wonder why it is so urgent to bring the complications of the commercial zone into *our* space.**

That is a market question with community implications, which the Council should explore to their satisfaction before any zoning changes are decided.

Honestly, the disregard the Planning Board has demonstrated towards the homeowners in my community has been disgraceful. We choose to live here for reasons that should be respected, not ignored, and should have a considerable say, at least as much as the development lobby, in any proposed zoning decisions we deem important to our quality of life.

Victoria Pierce
501 Pershing Drive
Silver Spring, MD 20910

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Letter from Woodside Park...

Email

From	Roberta Faul-Zeitler
To	<MCP-Chair MCP-Chair>; Gwen Wright; Gwen Wright; Gwen Wright; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	Leslye Howerton; Leslye.Howerton@montgomeryplanning.org
Subject	Letter from Woodside Park Residents on CBD Boundary Expansion Proposal June 1 Time Sensitive
Date Sent	**Date Received** 6/1/2020 4:35 PM

June 1, 2020

Below is a joint letter from residents of Woodside Park on Colesville Road, Noyes Court, portions of N. Noyes and Noyes Drive. Please direct correspondence or additional information to Roberta Faul-Zeitler, faulzeitler@verizon.net. Tel 301-565-0965/Cell 301-263-4248

June 1, 2020

TO: Casey Anderson, Chair, and Members of the Montgomery County Planning Board; Gwen Wright, Director; Montgomery County Council; County Executive Marc Elrich

The Montgomery County Planning Board intends to conduct a virtual meeting, during ongoing pandemic lockdown protections, on Thursday June 4, to consider and vote to approve an option (A/B/C/D) related to the expansion of the Silver Spring Central Business District boundaries as part of its updated Masterplan.

We urge the Planning Board Chair and Director to remove the Boundary Expansions item from the docket of the June 4 virtual meeting; and defer approval of these items until the pandemic restrictions are lifted and Woodside Park community residents (and other affected neighborhoods) are able to participate in a meaningful and transparent process. We are asking for a fair and equitable process for input from affected property owners and neighborhoods.

Two of these options would likely, sooner or later, have material impacts on the boundaries and internal streets of Woodside Park, by annexing land and property that is zoned R60 residential (single family homes) in Option D (Colesville Road from Noyes to North Noyes including Noyes Court) with the potential for upzoning CR/CRN, with possible mixed uses. Option C anticipates creation of a wide swath of developable land, 300 feet in both directions, for higher density and possible commercial uses (CR/CRN) along the BRT Route on Route 29/Colesville Road.

Residents of Woodside Park were unaware, and never notified, of the proposed boundary expansion options and the proposed virtual Planning Board meeting. We learned only coincidentally several days ago from a Woodside Park resident who was contacted by a South Silver Spring resident.

There has been no public explanation of the process or the implications for residents and owners along the affected streets, and contiguous areas. You failed to give residents of Woodside Park (and other neighborhoods) adequate notice and the opportunity for meaningful participation. This should not be "we'll approve it first and explain later."

Montgomery County has been in lockdown with the Covid-19 pandemic since the end of March, and the Planning Board has not met publicly since the March 26 meeting. Residents have no access to MRO, its archives, planning staff, and group meetings. In fact, no meeting was ever offered to Woodside Park residents.

The undersigned Woodside Park residents *(see below)* support Option A as recommended by the Planning staff, to retain the existing CBD boundaries. We are opposed, with no ambiguity, to *any* CBD boundary expansion that will now, or in the future, alter the R60-zoning of Colesville Road, Noyes Drive, N. Noyes Drive and Noyes Court, as outlined in Option D. In addition we are alarmed by the sweeping nature of Option C for transit-related development which could alter boundaries and the entire makeup of Woodside Park and adjacent neighborhoods, allocating 300 feet on each side of Colesville Road (BRT line) for substantially higher density.

While you may consider the Option D boundary the way "to study" and investigate the potential for missing middle housing, the people who live here call it home – from the newcomers who arrived one week ago to a couple who raised their family and have been here for nearly 60 years. We are multicultural: our households are Latino, Indian, Chinese, Estonian, African, African-American and plain vanilla. Some of us are aging place, others are young households. For all of us, our homes, and the security they offer, are our biggest asset!

We question the unprecedented using of the administrative process to recommend and approve the study of whether and how to annex land – our homes --in an R-60 zoned residential area, by claiming it is a transit-oriented walkshed "corridor" suitable for much greater density. We believe the North and West Masterplans should be reopened and addressed to look at future needs – not blithely annexing more into the CBD.

Silver Spring lacks a sound economic development plan to build healthy small business, retail and services, coupled with a wide range of affordable housing. The CBD is one of the largest in Maryland: we cannot just build our way into economic good health with more housing.

Sincerely yours,

Noyes Drive
Chris Schlemon
Alika Nagpaul
Omar Teitelbaum and Abigail Glenn-Chase
Nancy and Eric Nelkin
North Noyes Drive
Dr. Ray Hayes and Liz Hayes
Dr. Lea Stern
Dr. Robert Dean
Chris Bublitz and Marjorie Hoffman
Laveeda Garlington
Nick and Debbie Gilbert
Stuart Kern and Rosemarie Kelley
Matthew and Amy Dixon
Dan and Jen Doherty
Elizabeth Posner and Seth Tillman

Noyes Court
Suzanna Dennis
Arun Mallikarjunan
Margaret Esquivel Damato
Ago and Aada Ambre

Colesville Road
Humberto Zeitler and Roberta Faul-Zeitler
Rosemarie Gallant and Dr Tom Gallant
Col. James Jackson, PhD

Attachments

File Name	File Size (Bytes)
Letter to Planning Board and Council final June ...	16,804

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Email

Silver Spring Downtown Pl...

Email

From Michael Dutka

To <MCP-Chair MCP-Chair>; Fani-Gonzalez, Natali; Gerald Cichy; MCP-Chair #; MCP-Chair@mncppc-mc.org; Natali Fani-Gonzalez; Natali Fani-Gonzalez; Partap Verma; tina.patterson@mncppc-mc.org

Cc

Subject Silver Spring Downtown Plan, Boundary Study Preference: Option A

Date Sent **Date Received** 5/29/2020 2:06 PM

Dear members of the planning board,
I want to express my strong preference for Option A out of the possible boundary options for the Silver Spring master plan. I believe this option would go the furthest to address the nationwide shortage of housing in strong performing urban areas like our own. It was also go the furthest in addressing the damage caused by exclusionary zoning policies. We should cease segregating people on the basis of income via the zoning code and I think Option A moves us further in that direction than the other options presented here.
-Michael Dutka

https://montgomeryplanningboard.org/wp-content/uploads/2020/05/Silver-Spring_Boundary-Options-Staff-Report-2020-0528.pdf?fbclid=IwAR18-7baUFqZZM0usf-I43P-fZt3-5WAZYqeVj_GheUAvgFLaRIvBmebrQY

Option A: Proposed Plan Boundary + County-wide "Missing Middle" Approach (map on following page) Option A is the plan boundary originally proposed in the Scope of Work presented to the Board on March 26. This follows the 2000 plan boundary with the addition of a few parcels along Wayne Ave as described in the scope. Throughout the proposed plan area there are numerous opportunity sites for future development. The staff has identified several of those sites as potential sites for "missing middle" housing. To address the lack of "missing middle" housing outside of the proposed boundary, the staff recommends pursuing one of the county-wide paths proposed in the 2018 Missing Middle Housing Study. In the 2018 study, staff studied several jurisdictions across the country that implemented zoning changes to allow for denser housing types in single family zoning districts. These changes were made at the zoning code level, even if they were restricted to certain areas within a county or a city. The report notes that implementing zoning changes designed to encourage and permit "missing middle" housing can be done at the sector/master plan level, but that will result in a slow and potentially cumbersome rollout of the concept across the county. The report proposes a holistic, county-wide approach as the most effective path to encourage this change, whether through a zoning text amendment or a "Missing Middle Functional Master Plan." Option A also supports the approach that Thrive 2050 is developing regarding diverse and affordable housing options proximate to transit access as presented to the Board on April 16.

--
Dr. Michael S. Dutka
Astronomer US Navy (Civilian)
USNO Phone Number- 202-762-0242
Cell- 301-996-3588

Attachments

File Name	File Size (Bytes)	

0 - 0 of 0 (0 selected) Page 1

Email

FfW: [SOECA] Pls Postpone...

Email

From	mcp-crm-tracker@mncppc-mc.org
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	FfW: [SOECA] Pls Postpone June 4 Silver Spring Downtown Plan Vote
Date Sent	**Date Received** 6/1/2020 11:14 AM

From: James Ehrman <sjehrman@msn.com>
Sent: Saturday, May 30, 2020 3:26 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Cc: Wright, Gwen <gwen.wright@montgomeryplanning.org>; SOECA@groups.io
Subject: Re: [SOECA] Pls Postpone June 4 Silver Spring Downtown Plan Vote

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Greenbrier at Woodside Parkway

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To: mcp-chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>
Cc: Gwen.Wright@mncppc-mc.org <Gwen.Wright@mncppc-mc.org>
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Thank you for your consideration.

Sincerely,

Anne Vorce
618 Bennington Drive
Silver Spring 20910
SOECA Neighborhood

cc: Montgomery County Council Members

_.-._.-._

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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From: Dan Reed
To: MCP-Chair
Subject: more than mansions in Silver Spring
Date: Tuesday, April 21, 2020 5:06:02 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hi! My name is Dan Reed and I'm a homeowner in East Silver Spring. I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. For many people - young people, immigrants, downsizing seniors, or the essential workers who are keeping us safe, fed, and healthy - affordable homes near transit, jobs, and daily needs are a lifeline.

That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

I grew up in downtown Silver Spring, and I wanted to live here as an adult. My partner and I love walking to our jobs, supporting local businesses, and being close to friends and loved ones. We struggled for years to find a home we could afford, and worked five jobs between the two of us to save up for a small townhome here. While we feel very fortunate, it's been heartbreaking to watch many of our friends leave the area because they can't afford it anymore.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

Thank you for your consideration, and for your commitment to the people that make this community great.

Signed,

Dan Reed
8120 Hartford Avenue

Silver Spring, MD 20910

Dan Reed
justupthepike@gmail.com
www.justupthepike.com
www.imdanreed.com
202/256-7238

From: Peter Tantisunthorn
To: MCP-Chair
Subject: Silver Spring Plan
Date: Tuesday, April 21, 2020 5:09:38 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hi! My name is Peter Tantisunthorn and I am a homeowner in East Silver Spring**.** I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

I purchased a condo in Sligo-Branview in 2008 as I was young and Silver Spring provided an attractive community for a young person. I was able to afford the condo because it was a foreclosure. I married four years ago, and my wife and I were ready to move into a larger home with the expectation of eventually expanding our family. At the time, most single family homes were out of our financial reach unless we were willing to sacrifice our walkability and convenience to downtown Silver Spring. After much fruitless searching, we lucked upon a townhome that was still quite walkable in East Silver Spring (it was truly lucky circumstances). We thought this home would be a transition home for when we would eventually move into a SFH. During this time, my wife has become an avid reader because she can read on the metro. We have only one car and get so much more exercise because we can walk and bicycle for most of our needs. We are friends with all of our neighbors. Most importantly, we will probably never transition to a SFH. Ideally we will stay in this wonderful town home until we downsize into a retirement condo/apartment, as we have found so much value in this type of home, and it in turn, has helped us to live our values of community, sustainability and greater equity.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations **(which should be supported with dedicated bus lines)**. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let’s allow more than mansions in Silver Spring.

Thank you for your consideration, and for your commitment to the people that make this community great.

Signed,

Peter Tantisunthorn
8104 Bonaire Court
Silver Spring, MD 20910

--
Pete

From: David Fogel
To: MCP-Chair
Subject: Silver Spring Zoning
Date: Tuesday, April 21, 2020 7:26:01 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hi! My name is David Fogel and I'm a homeowner and business owner in South Silver Spring**.** I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

I purchased my first condo in Silver Spring as a single young man. I was fortunate to be able to find another condo as my family grew, that could accommodate us and our living desires. This has become increasingly difficult and I've watched many friends being forced to move farther and farther outside of the city limits because of a lack of housing options.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

Thank you for your consideration, and for your commitment to the people that make this community great.

Cheers,
David Fogel

7981 Eastern Ave C8 Silver Spring, md. 20910

Director
301.437.6652
FB Vimeo

8001 Kennett St.
Silver Spring, Md. 20910

From: Lawrence Hurley
To: MCP-Chair
Subject: Silver Spring Downtown Plan comments
Date: Tuesday, April 21, 2020 8:03:18 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

My name is Lawrence Hurley. I am a homeowner in east Silver Spring**.** I support expanding much-needed housing choices as part of the Silver Spring Downtown Plan.

In a diverse community that is becoming more urbanized every year, the housing stock should reflect the needs of the people who live here. We need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. There is a worrying absence of such developments. Instead, I see supersized houses being constructed that are not making good use of limited space and resources. People who want to live near transit, jobs, or loved ones are being priced out of our community.

My wife and I have lived in Silver Spring with our son for 14 years now but when we recently bought a new house we found our options severely limited in part because so many houses are so much bigger than what we needed (or could afford). As demographics change, many other people, especially young families, are in the same boat.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority.

Thank you for your consideration.

Sincerely

Lawrence Hurley
704 Boundary Avenue
Silver Spring
MD 20910

--
Lawrence Hurley
Tel: 443-255-0046

From:	Dylan
To:	MCP-Chair
Subject:	Re: Silver Spring Downtown Plan
Date:	Wednesday, April 22, 2020 9:58:37 AM

Dear Chair Anderson and members of the Montgomery County Planning Board:

My name is Dylan and I'm a renter in Downtown Silver Spring**.** I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life.

That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

I once had neighbors who enjoyed walking together and visiting our locally owned stores in downtown silver spring. After a few years the couple got married and wanted to start a family. They had to move to Prince George's county in order to find a larger home in their price range.

A majority of Montgomery County's land is zoned in such a way that prevented my friends from starting a family in Silver Spring. My partner and I are similarly worried that we couldn't find new affordable housing in Silver Spring if our landlord refuses to offer us a lease renewal.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

Thank you for your consideration, and for your commitment to the people that make this community great.

Signed,

Dylan Shelton
Silver Spring, 20910

From: Melanie or Dan Morales
To: MCP-Chair
Subject: more than mansions in Silver Spring
Date: Thursday, April 23, 2020 3:25:49 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hi! My name is Daniel Morales, I worked with you in the Silver Spring Citizen's Advisory Committee. I live in East Silver Spring, one of the neighborhoods I heard are in line for this potential zoning change. I support expanding housing choices as part of the Silver Spring Downtown Plan as long as it's looked at holistically. By this I mean, parks, sidewalks, and a sensitive eye towards transition areas.

We should be taking advantage of our transit investments as much as possible to move towards a carbon neutral future. We have an opportunity to show how this can be done intelligently and beautifully as long as the public is shown what this future might look like. This involves form codes to ensure the character of the neighborhoods won't be radically altered for the worst. This morning I took a walk down Flower Avenue from Long Branch to Takoma Park. The street is a mix of apartment buildings and single family houses that sit comfortably side by side. I'd be happy to volunteer my services drawing up plans and perspectives to show how existing areas could grow harmoniously. This will take getting the public to sign on by showing them they won'd be living in Rosslyn. The more we up-zone all the stations, the easier it will be to accommodate transit oriented housing without displacing all current residents. It's a matter of supply and demand.

Thank you for your consideration, and for your commitment to the people that make this community great.

Signed,
Daniel Morales
742 Thayer Avenue
SIlver Spring, Md.

From:	Don Slater
To:	MCP-Chair
Cc:	Tina Slater
Subject:	Silver Spring Downtown Plan
Date:	Thursday, April 23, 2020 7:44:50 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hi, Casey!
We are Tina & Don Slater and we own a small house in the Park Hills neighborhood of Silver Spring. We strongly support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

Our daughter just purchased a condo in a building on Manchester Road. It is precisely the kind of housing that we need so much more of and should be building today. Prior to that, she was living in a very nice (but affordable) no frills apartment in a 3 story building in the Long Branch area. Another example of the "middle housing" that we need so badly need for young people like her to be able live in Silver Spring. Tina grew up in Silver Spring, and we chose to live here as adults. We love walking to transit, supporting local businesses, and being close to friends and loved ones.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. We urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring. Thank you for your consideration.

Signed,

Don & Tina Slater
402 Mansfield Rd
Silver Spring MD 20910

Don Slater Silver Spring, MD USA
slater402@gmail.com +1.301.641.2925 (m)

From:	Lindsey T
To:	MCP-Chair
Subject:	Affordable Housing in Silver Spring
Date:	Friday, April 24, 2020 2:10:22 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hi! My name is Lindsey Turnbull and I'm a homeowner in Wheaton Brownstones. I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

I fell in love with Downtown Silver Spring when I moved here from Florida. It's beautiful, diverse, walkable, and vibrant- everything I wanted in a community. I wanted to own in the neighborhood, but rising prices made it impossible. Instead, I settled in Wheaton. I'm watching friends who live and work in DTSS, who make the area a community and wonderful place to live, being priced out. I am watching local businesses struggle due to rising costs.

Without an affordable housing plan, everything that makes Silver Spring great, will be forced to leave. It will be a shell of itself, an un-special, cookie-cutter suburb, rather than the thriving, loving, community it is today.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, a3s well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

Thank you for your consideration, and for your commitment to the people that make this community great.

Signed,

Lindsey Turnbull 4 Cobble Hill Ct. Wheaton, MD 20902

Owner, MissHeard Media

From: Jennifer Lancaster
To: MCP-Chair
Subject: Silver Spring Downtown Plan
Date: Saturday, April 25, 2020 11:00:55 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hi! My name is **Jen Lancaster** and I'm a homeowner in East Silver Spring. I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

I came to Silver Spring in 2006, as an Army nurse stationed at Walter Reed. I've met neighbors from all over the world and I can't even list all the cuisines I've sampled from restaurants in Fenton Village! When I completed my active military service, my husband (an architect) and I decided to make Silver Spring our permanent home. We had a terrible time finding a place that we could afford, even as established professionals with full-time careers. We lost out on multiple homes due to the low housing supply and and finally ended up with a home on the top end of our budget, after an emotional bidding war. With two young children, we would not be able to afford to purchase a home in this area at today's prices. We are incredibly fortunate to live, work, and raise our children in Silver Spring... but living here shouldn't have to be a matter of luck, or an opportunity reserved for those who can afford $600k townhomes and $1.3 million dollar mansions.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing, and people a priority. We can and must do better for our community and for the planet!

Thank you for your consideration, and for your commitment to the people that make this community a welcoming and inclusive place for all.

Signed,

Jennifer Lancaster

East Silver Spring, 20910

Sent from my iPhone

From:	Zachary Weinstein
To:	MCP-Chair
Subject:	Silver Spring Downtown Plan
Date:	Sunday, April 26, 2020 2:02:38 PM

Dear Chair Anderson and members of the Montgomery County Planning Board,

Hi! My name is Zachary Weinstein and I rentin Downtown Silver Spring**.** I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities, and religions. That means we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options that meet their needs. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

My friends and I live in downtown Silver Spring because of its great downtown and easy access to Washington, DC. Many recent graduates live in Silver Spring because it is more affordable than the District. I want recent graduates to continue to afford living in Silver Spring, enjoying its community and the city beyond.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let’s allow more than mansions in Silver Spring.

Thank you for your consideration, and for your commitment to the people that make this community great.

Sincerely,
Zachary Weinstein
1150 Ripley Street, Apt 1205, Sillver Spring, MD 20910

From: Tino Fragale
To: MCP-Chair
Subject: Silver Spring Downtown Plan
Date: Tuesday, April 28, 2020 12:00:29 PM

Dear Chair Anderson and members of the Montgomery County Planning Board:

Hello! My name is Tino Fragale and I'm looking to rent in Downtown Silver Spring. I live in South Four Corners with my parents now. I support expanding housing choices as part of the Silver Spring Downtown Plan.

Silver Spring is one of the most diverse communities in the United States because we welcome people of all races, nationalities, sexualities and gender presentations, and walks of life. For Silver Spring to continue thriving and grow in its vibrant diversity, we need diverse types of homes, like duplexes, townhomes, and small apartment buildings that give people affordable options. Today, those types of homes are basically illegal including in neighborhoods surrounding the Silver Spring central business district, meaning that only million-dollar mansions get built, and that people who want to live near transit, jobs, or loved ones are being priced out of our community.

Downtown Silver Spring is not only my dream home, but it's the dream home of much of our DC metro community. Since last year, the nonprofit I direct (Everyday Canvassing), has knocked thousands of doors in Silver Spring, White Oak, and the Takoma Park area. We ask everyone we meet, "what concerns do you have in your community?" Some very popular concerns MoCo residents worry about are whether they could ever afford a house in our area, will they be able to afford their rising rent, will they have to move to Prince George's or Howard County and sacrifice their best life in Silver Spring for an affordable home elsewhere? With this expansion, we can give so many folks the opportunity to live in the best city on earth. The American city where you can get the best Ethiopian food outside of Ethiopia. The city where you can look through restaurant windows and the folks eating together with different hair colors, skin colors, and clothing styles. Augh, that's my city! My city that I still have to drive to :/ So please, help make it easier for me and all of our MoCo neighbors to thrive along with our favorite city.

The Silver Spring Downtown Plan is a once-in-a-generation opportunity to define the kind of community we want in Silver Spring. As a result, we should take a holistic look at our entire community, including areas within a mile of the Silver Spring Metro, as well as near the future Purple Line and Flash BRT stations. I urge the Planning Board to expand the study area for the Silver Spring plan, and to make affordability and diversity of housing and people a priority. Let's allow more than mansions in Silver Spring.

With appreciation for your work,

Signed,
Augustin Angelo Fragale
He/Him Pronouns
10023 Dallas Avenue
Silver Spring, MD 20901

--
Augustin A. Fragale

He/Him
240-264-7102

From: Alison Gillespie
To: MCP-Chair
Subject: Better, more inclusive zoning for Downtown Silver Spring
Date: Tuesday, April 28, 2020 8:54:52 PM

To Casey Anderson and members of the Montgomery County Planning Board:

I am writing to support the expansion of housing choices in the Silver Spring Downtown Plan.

I live in the Forest Glen neighborhood, just to the north of Silver Spring's downtown business district. I consider Silver Spring my adopted hometown and love the vibrant street life which I hope will return once COVID passes.

I think maximizing people's proximity to Metro, the Purple Line and bus lines is a key aspect of good planning. We need to think of a future where people will need cars less and use existing infrastructure more.

I am urging you to consider so called "missing middle" housing for downtown Silver Spring because I do not think amenities like access to a downtown business district and mass transit should be only available for those in small apartments or those who are very wealthy and can afford extremely expensive single-family homes.

It seems strange to me that it has become essentially illegal to build anything other than a single-family home in this thriving urban area. As a county we should be serving many household economies and providing homes to many different types of people through innovative, modern zoning. Because the market is so tight and active now, many seem to be purchasing older, modest homes and improving them for resale at astronomical prices. I fear this means younger people are often forced out of the market, and older people are cashing out of our county and taking their money to retirement locations elsewhere.

It has also been well-documented that mid-20th-century zoning was designed to keep suburban areas like Silver Spring racially and religiously segregated. The time has come to address this ugly part of our history and diversify, making the housing market and our neighborhoods more inclusive to all.

I submitted many similar comments regarding my own neighborhood just last year. I love Silver Spring. Let's open it – all of it – for the future.

Thanks for your time and attention.

Alison Gillespie

June 1, 2020

Below is a joint letter from residents of Woodside Park on Colesville Road, Noyes Court, portions of N. Noyes and Noyes Drive. Please direct correspondence or additional information to Roberta Faul-Zeitler, faulzeitler@verizon.net. Tel 301-565-0965/Cell 301-263-4248

June 1, 2020

TO: **Casey Anderson**, Chair, and Members of the Montgomery County Planning Board; **Gwen Wright**, Director; **Montgomery County Council**; County Executive **Marc Elrich**

The Montgomery County Planning Board intends to conduct a virtual meeting, during ongoing pandemic lockdown protections, on Thursday June 4, to consider and vote to approve an option (A/B/C/D) related to the expansion of the Silver Spring Central Business District boundaries as part of its updated Masterplan.

We urge the Planning Board Chair and Director to remove the Boundary Expansions item from the docket of the June 4 virtual meeting; and defer approval of these items until the pandemic restrictions are lifted and Woodside Park community residents (and other affected neighborhoods) are able to participate in a meaningful and transparent process. We are asking for a fair and equitable process for input from affected property owners and neighborhoods.

Two of these options would likely, sooner or later, have material impacts on the boundaries and internal streets of Woodside Park, by annexing land and property that is zoned R60 residential (single family homes) in Option D (Colesville Road from Noyes to North Noyes including Noyes Court) with the potential for upzoning CR/CRN, with possible mixed uses. Option C anticipates creation of a wide swath of developable land, 300 feet in both directions, for higher density and possible commercial uses (CR/CRN) along the BRT Route on Route 29/Colesville Road.

Residents of Woodside Park were unaware, and never notified, of the proposed boundary expansion options and the proposed virtual Planning Board meeting. We learned only coincidentally several days ago from a Woodside Park resident who was contacted by a South Silver Spring resident.

There has been no public explanation of the process or the implications for residents and owners along the affected streets, and contiguous areas. You failed to give residents of Woodside Park (and other neighborhoods) adequate notice and the opportunity for meaningful participation. **This should not be "we'll approve it first and explain later."**

Montgomery County has been in lockdown with the Covid-19 pandemic since the end of March, and the Planning Board has not met publicly since the March 26 meeting. **Residents have no access to MRO, its archives, planning staff, and group meetings. In fact, no meeting was ever offered to Woodside Park residents.**

The undersigned Woodside Park residents *(see below)* **support Option A as recommended by the Planning staff, to retain the existing CBD boundaries.** We are opposed, with no ambiguity, to *any* CBD boundary expansion that will now, or in the future, alter the R60-zoning of Colesville Road, Noyes Drive, N. Noyes Drive and Noyes Court, as outlined in Option D. In addition we are alarmed by the sweeping nature of Option C for transit-related development which could alter boundaries and the entire makeup

of Woodside Park and adjacent neighborhoods, allocating 300 feet on each side of Colesville Road (BRT line) for substantially higher density.

While you may consider the Option D boundary the way "to study" and investigate the potential for missing middle housing, the people who live here call it home – from the newcomers who arrived one week ago to a couple who raised their family and have been here for nearly 60 years. We are multicultural: our households are Latino, Indian, Chinese, Estonian, African, African-American and plain vanilla. Some of us are aging place, others are young households**. For all of us, our homes, and the security they offer, are our biggest asset!**

We question the unprecedented using of the administrative process to recommend and approve the study of whether and how to annex land – our homes --in an R-60 zoned residential area, by claiming it is a transit-oriented walkshed "corridor" suitable for much greater density. **We believe the North and West Masterplans should be reopened and addressed to look at future needs** – not blithely annexing more into the CBD.

Silver Spring lacks a sound economic development plan to build healthy small business, retail and services, coupled with a wide range of affordable housing. The CBD is one of the largest in Maryland: we cannot just build our way into economic good health with more housing.

Sincerely yours,

Noyes Drive
Chris Schlemon
Alika Nagpaul
Omar Teitelbaum and Abigail Glenn-Chase
Nancy and Eric Nelkin
North Noyes Drive
Dr. Ray Hayes and Liz Hayes
Dr. Lea Stern
Dr. Robert Dean
Chris Bublitz and Marjorie Hoffman
Laveeda Garlington
Nick and Debbie Gilbert
Stuart Kern and Rosemarie Kelley
Matthew and Amy Dixon
Dan and Jen Doherty
Elizabeth Posner and Seth Tillman

Noyes Court
Suzanna Dennis
Arun Mallikarjunan
Margaret Esquivel Damato
Ago and Aada Ambre

Colesville Road
Humberto Zeitler and Roberta Faul-Zeitler
Rosemarie Gallant and Dr Tom Gallant
Col. James Jackson, PhD

Margolies, Atara

From: Anne Spielberg <aspielberg1@gmail.com>
Sent: Monday, June 1, 2020 11:50 PM
To: MCP-Chair
Cc: councilmember.albornoz@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; Hisel-McCoy, Elza; Howerton, Leslye; Margolies, Atara; Wright, Gwen
Subject: Agenda Item 7, June 4th Meeting

Dear Chairman Anderson:

I am writing regarding Agenda Item 7 referred to as the "Silver Spring Downtown Plan," scheduled for the June 4, 2020 Planning Board meeting. It is not appropriate, at this point in time, for the Planning Board to consider any proposed changes to this plan. Expanding the borders of the Silver Spring Downtown Plan, without notice to, consultation with, and input from the affected community; without allowing sufficient time for property owners and neighborhood associations to be fully informed and meet and assess the proposals; and at a time when our communities are rightly primarily focused on living amidst a pandemic and during a period of great upheaval, is simply wrong:

- There has been and continues to be a complete lack of appropriate process.
- There appears to have been an attempt to slip these changes through with input from the developer community, but not from residents; it was but fortuitous that we now know of the significant changes that could be forced on us.
- The proposals approach planning in an ill-conceived, piecemeal, and poorly thought-out manner.
- The proposals arbitrarily try to annex long-standing residential areas of the East Silver Spring and SOECA communities into the Downtown Plan, without considering other similar areas and without any countywide policy.
- The proposals have significant consequences that would radically and adversely impact our communities and open our areas up to commercial development and other, as yet undefined, “missing middle” development.
- The proposals fail to look at achieving their stated purposes within the existing Silver Spring Downtown boundaries, even though there are many available opportunities.
- All of the proposals are simply aimed at increasing development and satisfying developers. As our County Executive and others have long maintained, the most important way for Montgomery County to address affordable housing is to preserve our existing housing, including many modest homes throughout the area. Addressing housing needs does not involve making it easier for developers to tear down and/or convert existing housing with structures that overwhelm and destroy our existing neighborhoods.
- The proposals are environmentally destructive. The most important protection for our environment is once again, to preserve our existing houses and neighborhoods, instead of constantly tearing down houses and trees and eliminating greenspace, which all residents need. Constant destruction and building are unsustainable and help developers, but not communities.
- The push for the “missing middle” is an experiment, looking for a nonexistent problem. The report does not even reflect any community input. It once again only includes the input of developers, even though the community is directly impacted and includes numerous members with significant expertise about our

neighborhoods and their needs. It fails to adequately consider what is possible under the current existing Silver Spring Downtown and neighborhood plans.

I have lived in Silver Spring in the SOECA community for 27 years and would be directly and negatively impacted by the changes in at least one of the options being presented to the Planning Board for consideration. Imposing changes that will have a significant and adverse impact on me and my neighbors in this manner and at this time is completely undemocratic and smacks of improper influence from moneyed interests. No changes should be made in the Silver Spring Downtown Plan at this time. If changes are to be considered in the future, our communities must be given a full and complete opportunity to participate in the process.

Sincerely,

Anne Spielberg
606 Greenbrier Drive
Silver Spring, MD 20910

June 1, 2020

Casey Anderson, Chair
Commissioners
Montgomery Planning Board
Silver Spring, MD

Dear Chair Anderson and Commissioners,

I urge you to **select Silver Spring CBD Master Plan boundary Option A** described as following the 2000 plan boundary plus some St. Michael's parcels. I have two reasons for urging you to vote for **Option A**. I oppose any attempt to use an administrative procedure to significantly change the boundaries of the Silver Spring CBD master plan because it **excludes public notification, participation, and council oversight**. Planning Board's stated intent to expand the CBD boundary is to experiment on residents' single most valuable asset with **"missing middle," a concept and vision with no supporting regulatory framework or financial incentives to assure incremental, affordable, and sustainable infill development.**

1) **I oppose any attempt to use an administrative process to significantly change** the boundaries of the Silver Spring CBD master plan with the explicit purpose of increasing density in surrounding stable residential neighborhoods. Administrative actions by the Planning Board **exclude public notification, outreach, participation, and council oversight** processes and protections of a typical master plan update, ZTA or map amendment.

   Back in 2018, the **County Council originally approved adding to Planning staff's workplan the Silver Spring CBD as a "minor master plan amendment**," focusing on South Silver Spring. Since that council approval, there have been no public or written statements on significantly expanding the CBD plan boundary until the March 26 Planning Board meeting (held virtually under pandemic guidelines). And there has been no public outreach in the two months since the board asked staff to come up with boundary expansion options.

   Impacted neighborhoods found out only recently about the boundary expansion vote. Everyone is under a lot of stress dealing with the all consuming effects of the pandemic - keeping families healthy, keeping financially afloat, and educating kids at home. **The news about hundreds of homes being "annexed" into the CBD created a lot of confusion, angst, and a great deal of distrust of the**

Planning Board. Even if an administrative procedure such as a scope approval did take into consideration residents' views, local communities have not been able to meet, receive accurate and complete information, discuss, and vote.

Although master plan boundaries are often tweaked here and there, the **annexation of whole neighborhoods into a CBD is unprecedented.**

2) At the March 26 Planning Board meeting, the stated purpose of the residential neighborhood annexation was to proof "missing middle" housing. The "missing middle" concept is not ready for prime time. **I object to the exploitation of Seven Oaks Evanswood's and East Silver Spring's small lots and modest homes as Planning's testing ground for a conceptual and aspirational zoning type. No regulatory framework or financial incentives exist** to realize MM's goal that could increase density 4 to 8 times current levels. If affordable housing and racial equity are goals, there is nothing in the county's zoning code or regulations or law that require or encourage those goals to be met.

   Neither triplexes nor fourplexes are a housing type in the zoning code, and anyway, Planning staff have labeled them as a housing type developers don't want to build. **Lot coverage and environmental protections have not been developed** to both accommodate considerably higher densities and preserve the precious mature tree canopy. **Absent from county laws are any incentives** for property owners or small builders to create duplexes or other types of "missing middle" at an acceptable rate of profit, or at a cost that allows them to rent to low income residents. Without clearly defined form, setback, lot coverage, heights, and stronger tree laws to guide incremental densification in stable residential neighborhoods, you create the environment for the larger developers to come in with more high priced luxury housing. The large developers are looking for the last "greenfield" through infill opportunities and **seeking a 40% ROI (Planning's number) and can only profit by building structures to maximum densities**, that tower over the house next door clearcutting the property to the lot lines with the type of housing that better belongs in a city.

   Some "missing middle" types are already allowed in R60 zones. For example, what is being done to make ADUs affordable and convince property owners to rent them long term as opposed to the much more profitable short term/AirBnB? These are the challenges the Planning Department and county should be working on if they want to prove "missing middle" can work.

I read the Chair's explanation that we need more racial equity in Silver Spring and the county. I would like to hear how "missing middle" leads to racial equity without laws, regulations and incentives in place. I wonder **why the recently approved Bethesda CBD Sector Plan did not expand its boundaries into the high priced neighborhoods ½ mile walk from the Bethesda transit hub.** Even though the "missing middle" concept had not been articulated in 2014 when Bethesda master plan boundaries were defined, certainly the county had an affordable housing crisis then (the county's annual Affordable Housing Conference started back in 1991), and a few of the denser zoning and housing types recommended in the MM report existed, e.g. townhouse zones and duplexes. Why did the recently approved Forest Glen master plan boundary exclude increasing density in the R60 neighborhoods within ½ mile walkshed from the Red Line station? This points to planning through capricious impulses, not the vetted, thoughtful, and legally supported process the county's residents deserve.

Lastly, I must mention the **May 2020 pipeline report which shows 4,189 approved but unbuilt residential units in the Silver Spring CBD**. Enhancing the Silver Spring CBD Master Plan within the boundaries recommended by Planning staff (**Option A**) will create many more opportunities for residential housing both market rate and affordable. Focus on that opportunity while staff and communities work through the General Plan process, and county, council and PB build an infrastructure to achieve a broad range of stated goals.

In conclusion, I oppose the push to increase densities in stable middle class neighborhoods without notification, outreach and participation. I oppose using an idealized but non-existent concept to allow significantly greater densities that will allow large developers who value profits over style or character to exploit local neighborhoods. Let the planners work through the General Plan collaboratively with residents, and implement a countywide holistic development process. **Again, vote for Option A which keeps the 2000 CBD plan boundaries plus St. Michael's properties.**

Jean Cavanaugh
Past President, SOECA (writing as individual)
9207 Worth Ave
Silver Spring, MD 20901

June 1, 2020

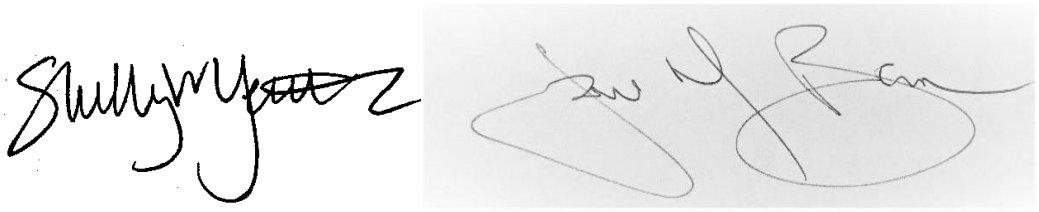
Dear Chair Anderson, Vice Chair Fani-Gonzalez, Commissioner Cichy, Commissioner Patterson, and Commissioner Verma:

On behalf of the Chevy Chase West Neighborhood Association we are writing to express our objection to the proposed expansion of the Silver Spring CBD via administrative procedure within a minor master plan amendment. Our neighborhood consists of 485 homes between the Bethesda and Friendship Heights CBDs.

This process puts privately owned property currently outside of the master-planned boundary at risk for up zoning, without appropriate public notice, input, and discussion – in the community, at the Planning Board, and at the County Council. If approved, it sets an unacceptable precedent for similar action regarding any community near a central business district. Chevy Chase West has a direct interest in this matter as CCW is adjacent to downtown Bethesda and within walking distance of Friendship Heights.

While we support approving the Silver Spring CBD Master Plan scope and boundaries as originally presented to the Council and Planning Board, the Chevy Chase West Neighborhood Association believes it would be a serious mistake to approve this change. We urge you to reject it.

Sincerely,



Joan Barron/Shelley Yeutter
Co-presidents, Chevy Chase West Neighborhood Association

June 1, 2020

Below is a joint letter from residents of Woodside Park on Colesville Road, Noyes Court, portions of N. Noyes and Noyes Drive. Please direct correspondence or additional information to Roberta Faul-Zeitler, faulzeitler@verizon.net. Tel 301-565-0965/Cell 301-263-4248

June 1, 2020

TO: **Casey Anderson**, Chair, and Members of the Montgomery County Planning Board; **Gwen Wright**, Director; **Montgomery County Council**; County Executive **Marc Elrich**

The Montgomery County Planning Board intends to conduct a virtual meeting, during ongoing pandemic lockdown protections, on Thursday June 4, to consider and vote to approve an option (A/B/C/D) related to the expansion of the Silver Spring Central Business District boundaries as part of its updated Masterplan.

We urge the Planning Board Chair and Director to remove the Boundary Expansions item from the docket of the June 4 virtual meeting; and defer approval of these items until the pandemic restrictions are lifted and Woodside Park community residents (and other affected neighborhoods) are able to participate in a meaningful and transparent process. We are asking for a fair and equitable process for input from affected property owners and neighborhoods.

Two of these options would likely, sooner or later, have material impacts on the boundaries and internal streets of Woodside Park, by annexing land and property that is zoned R60 residential (single family homes) in Option D (Colesville Road from Noyes to North Noyes including Noyes Court) with the potential for upzoning CR/CRN, with possible mixed uses. Option C anticipates creation of a wide swath of developable land, 300 feet in both directions, for higher density and possible commercial uses (CR/CRN) along the BRT Route on Route 29/Colesville Road.

Residents of Woodside Park were unaware, and never notified, of the proposed boundary expansion options and the proposed virtual Planning Board meeting. We learned only coincidentally several days ago from a Woodside Park resident who was contacted by a South Silver Spring resident.

There has been no public explanation of the process or the implications for residents and owners along the affected streets, and contiguous areas. You failed to give residents of Woodside Park (and other neighborhoods) adequate notice and the opportunity for meaningful participation. **This should not be "we'll approve it first and explain later."**

Montgomery County has been in lockdown with the Covid-19 pandemic since the end of March, and the Planning Board has not met publicly since the March 26 meeting. **Residents have no access to MRO, its archives, planning staff, and group meetings. In fact, no meeting was ever offered to Woodside Park residents.**

The undersigned Woodside Park residents *(see below)* **support Option A as recommended by the Planning staff, to retain the existing CBD boundaries.** We are opposed, with no ambiguity, to *any* CBD boundary expansion that will now, or in the future, alter the R60-zoning of Colesville Road, Noyes Drive, N. Noyes Drive and Noyes Court, as outlined in Option D. In addition we are alarmed by the sweeping nature of Option C for transit-related development which could alter boundaries and the entire makeup

of Woodside Park and adjacent neighborhoods, allocating 300 feet on each side of Colesville Road (BRT line) for substantially higher density.

While you may consider the Option D boundary the way "to study" and investigate the potential for missing middle housing, the people who live here call it home – from the newcomers who arrived one week ago to a couple who raised their family and have been here for nearly 60 years. We are multicultural: our households are Latino, Indian, Chinese, Estonian, African, African-American and plain vanilla. Some of us are aging place, others are young households**. For all of us, our homes, and the security they offer, are our biggest asset!**

We question the unprecedented using of the administrative process to recommend and approve the study of whether and how to annex land – our homes --in an R-60 zoned residential area, by claiming it is a transit-oriented walkshed "corridor" suitable for much greater density. **We believe the North and West Masterplans should be reopened and addressed to look at future needs** – not blithely annexing more into the CBD.

Silver Spring lacks a sound economic development plan to build healthy small business, retail and services, coupled with a wide range of affordable housing. The CBD is one of the largest in Maryland: we cannot just build our way into economic good health with more housing.

Sincerely yours,

Noyes Drive
Chris Schlemon
Alika Nagpaul
Omar Teitelbaum and Abigail Glenn-Chase
Nancy and Eric Nelkin
North Noyes Drive
Dr. Ray Hayes and Liz Hayes
Dr. Lea Stern
Dr. Robert Dean
Chris Bublitz and Marjorie Hoffman
Laveeda Garlington
Nick and Debbie Gilbert
Stuart Kern and Rosemarie Kelley
Matthew and Amy Dixon
Dan and Jen Doherty
Elizabeth Posner and Seth Tillman

Noyes Court
Suzanna Dennis
Arun Mallikarjunan
Margaret Esquivel Damato
Ago and Aada Ambre

Colesville Road
Humberto Zeitler and Roberta Faul-Zeitler
Rosemarie Gallant and Dr Tom Gallant
Col. James Jackson, PhD

SIERRA CLUB
MONTGOMERY COUNTY, MD

May 20,2020

Mr. Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue,
Silver Spring, Maryland 20910

Letter from SC to Planning Bd re: Silver Spring Downtown Plan boundary

Dear Chair Anderson and Planning Board members –

Sierra Club strongly supports Montgomery County's efforts to address climate change by actions that will reduce greenhouse gas emissions. One of the key routes to move forward is by locating most new housing units in attractive mixed-use, mixed-income neighborhoods within walking distance of a transit station – and by assuring that much of this housing is affordable.

The Silver Spring Downtown Plan, which is on your plate right now, offers a good opportunity to make progress on both more total housing units and more affordable housing units in thriving downtown Silver Spring – exactly the right sort of location.

In order to maximize the positive impact of the Silver Spring plan, we urge you to expand the central business district boundaries of downtown Silver Spring – to include all land within a reasonable walk of Silver Spring's Metro station, its Purple Line stations, and its future BRT stations. In conjunction with such expanded boundaries, we urge the Planning Board to include "missing middle" housing as part of the plan in areas near the outer boundaries.

Such a Silver Spring plan would enable more housing units to be created in the wonderful walkable downtown Silver Spring; and many of these smaller "missing middle" units would be affordable. The beneficiaries of this approach would be both the people of Montgomery County and the planet!

Sincerely,

Shruti Bhatnagar, Chair
Sierra Club Montgomery County, MD
Shruti.bhatnagar@mdsierra.org

Dave Sears, Land Use Chair
Sierra Club Montgomery County, MD
davidwsears@aol.com

Email

Downtown Sector Plan

E-mail

From Peter Tantisunthorn

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Downtown Sector Plan

Date Sent **Date Received** 6/2/2020 12:39 PM

My name is Peter Tantisunthorn, and I am a resident of East Silver Spring, 20910.

I support an expansion of the downtown SS boundary to include St. Michael the Archangel church.

I don't know what "character" means, but I would like to see slow streets, increased density, focus on walkability and multi-modal transportation that is ADA compliant. I would like to see more affordable housing.

I would also like to see Georgia Avenue, East-West Highway, and Colesville Road assumed under the planning board's authority and out of the hands of SHA. I would like to see both barrier-protected bike lanes on those roads, as well as dedicated BRT lanes that extend well beyond the proposed boundary.

Thank you for your hard work and for listening to my concerns and comments.

Best,
Pete

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Fwd: Zoning changes re: Si...

E-mail

From J Bergal

To <MCP-Chair MCP-Chair>; Councilmember Friedson; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Fwd: Zoning changes re: Silver Spring downtown master plan

Date Sent **Date Received** 6/2/2020 9:25 PM

Chairman Anderson,
I am forwarding this email we sent on Sunday to the council re: the proposed June 4th planning board hearing:

---------- Forwarded message ---------
From: **J Bergal** <jbergal@gmail.com>
Date: Sun, May 31, 2020 at 5:29 PM
Subject: Zoning changes re: Silver Spring downtown master plan
To: <councilmember.albornoz@montgomerycountymd.gov>, <councilmember.glass@montgomerycountymd.gov>, <councilmember.jawando@montgomerycountymd.gov>, <councilmember.katz@montgomerycountymd.gov>, <Councilmember.Navarro@montgomerycountymd.gov>, <Councilmember.Rice@montgomerycountymd.gov>, <councilmember.hucker@montgomerycountymd.gov>, <marc.elrich@montgomerycountymd.gov>, <Councilmember.Riemer@montgomerycountymd.gov>, <councilmemberfriedsun@montgomerycounty.gov>
Cc: J Bergal <jbergal@gmail.com>

Dear Council Members and County Executive Elrich,
We are long-term residents of the Silver Spring Seven Oaks-Evanswood neighborhood.
We are forwarding this letter from one of our neighbors, Carol Farthing, who already has written to the council about her concerns.
We wanted to say that we are in *total* agreement with Carol.
Many of us feel our single-family neighborhood has been under siege from planners, transit advocates, developers and various county and state officials with little consideration of the potentially negative impact of their actions on our community.
The proposal below, for instance, was not forwarded to our neighborhood association for its input and appears to have been hurriedly brought up for approval by the county planning board while the attention of residents has been focused on dealing with the coronavirus.
We ask that the county table any consideration of this proposal until after the health emergency has passed and our community has had a chance to weigh in.

Thank you,
Jenni Bergal and Fred Schulte
601 Woodside Parkway
Silver Spring, Maryland 20910

This is Carol Farthing's letter to you:

I am a 20-year resident in an SOECA area proposed to be included in one of the options of DTSS expansion to be considered by the planning board on June 4, 2020. Learning by word of mouth about this possible major change in my Master Plan area, I reviewed recent Planning Board documents including the Scope of Work report of March 26, 2020 and the May 28, 2020 Addendum to the Scope of Work. I was impressed by the very thorough COMMUNITY ENGAGEMENT plan described. Nowhere in that report or the Addendum from May 28, 2020 were

the options to be voted on at the June 4 meeting discussed. I learned that a verbal discussion of possible DTSS expansion occurred at the March 26 meeting, but was not mentioned in the report. Finally, a document was released by the Planning Board 2 days ago detailing the 4 options to be considered on June 4. I was given no notification that a vote with major implications for my property was impending.

These actions of the Planning Board are confusing and distressing, especially in light of the recent focus on public health. Why the rush? Why now? I understand that there will be community discussion about the density questions, but only after the vote of the Planning Board on June 4.

I urge the Planning Board to delay the June 4 vote until shareholders, including individuals and neighborhood groups have been informed about the proposed 4 options and given an opportunity for appropriate discussion and response.

I am copying this letter to the Montgomery County Council with the request that the Council take time to study the implications of the 4 options and the zoning changes involved before any further action by the Planning Board.

The stated values of increasing equity and supporting diversity in our vibrant area are important to me. In living through the process leading to the Purple Line, I experienced the community consultation as a pro forma sham at best. Instead, the decisions seemed to be driven by the interests of moneyed developers rather than what would be best for Silver Spring. I am concerned that these same moneyed interests are driving the move the change the DTSS boundaries rather than what would be best for all the people of Silver Spring.

Thank you for considering my requests,

Carol Farthing
406 Dale Drive
Silver Spring, MD 20910

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Comment on the Silver Spr...

E-mail

From Mike Keegan

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Comment on the Silver Spring Downtown Plan boundary expansion

Date Sent **Date Received** 6/3/2020 9:07 AM

To the members of the Planning Board,

I am writing to you related to the proposed action on the change to the boundaries of the downtown plan of Silver Spring. I understand that this is the first step in a process, but would urge you to consider a longer public comment period and additional public outreach before reaching any initial decision at your June 4th meeting. There are several really important national concerns that are rightly the focus of people's attention now, which are also significantly impacting the county, making it a difficult for many to focus on the details and potential outcomes of this process. While the June 1st press release was helpful, wouldn't a widely announced public comment period of more than two days better serve the board in getting the broadest range of perspectives to inform the best public policy decision?

Respectfully,

Michael Keegan

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Email

expansion of silver spring ...

E-mail

From Horowitz, Alan

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject expansion of silver spring CBD

Date Sent **Date Received** 6/2/2020 12:22 AM

Dear Mr. Anderson:

We are writing concerning the upcoming Planning Board meeting on June 4. We were startled and dismayed to learn that the Board is considering proposals to expand the Silver Spring Central Business District to encompass quiet streets north of Colesville Road that exclusively contain single-family homes. There has been little opportunity for community participation in these proposals and virtually no notice, given that the staff study was issued only last week. Some of the proposals would severely disrupt the current level of tranquility of these streets – in conflict with reasonable settled expectations -- by potentially substituting large apartment buildings for single-family homes on those streets.

There is no evident need for this expansion, as the current boundaries of the CBD, along with the St. Michaels parcels on Wayne Ave., should be adequate to support whatever new housing, including apartment buildings, that is deemed necessary and desirable. Indeed, the staff study notes that it has identified several suitable sites within the current boundaries.

We urge the Board to reject these proposed expansions of the CBD and to limit any expansion to that contained in Option A of the study.

Sharon and Alan Horowitz
North Noyes Drive

Attachments

File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		Page 1

Email

Fwd: Re-zoning Issues for ...

E-mail

From Susan Janney

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc County Council

Subject Fwd: Re-zoning Issues for DTSS to be discussed 6/4/20

Date Sent **Date Received** 6/1/2020 9:30 PM

Dear Chairman Anderson:

As a resident of Seven Oaks -Evanswood and a taxpayer of Montgomery County for 40 years, I am surprised, disheartened, and shocked that the Planning Board has little regard for our community and for the rights of its citizens. For the Planning Board to decide the future of our neighborhood without including the homeowners in decisions that will affect the peaceful enjoyment and value of their homes is unconscionable. We deserve to have fair and above-board input concerning important matters about our own neighborhood. The secret manner in which the Planning Board is handling this is shady at best and suspect of true motivation. We residents whose property and homes will be affected deserve inclusion in any such decisions.

While I understand that you want diversity in the neighborhood, are you neglecting to recognize that there already is diversity as we already have high-density townhomes and a large assisted- living complex as well as single-family homes? If creating more living units or expanding the commercial business area were really the issues here, why would the planning board not look to improve the outdated and underused commercial buildings that already exist lining Colesville Road across from the AFI and City Place? These areas are ripe for improvement and already have the zoning you would need to provide for the "missing middle." With a modern design, "missing middle" residences can be constructed atop new ground-level commercial buildings. How prudent is it to destroy a beautiful residential neighborhood to accomplish your goal when there are areas already zoned for the type of development you seek? Why expand the CBD when the current CBD is sadly neglected and underused?

Our seven Oaks -Evanswood, and Woodside neighborhoods are the jewel of Silver Spring. As a realtor of 30 years in the county, I know that young families seek out these neighborhoods for the charm, beauty, and true community they offer. The county would be wise to value and preserve the unique neighborhood and look to expand and improve the existing commercial areas.

Please postpone the June 4, 2020, Planning Board meeting to allow members of the community in the affected areas to study the situation and attend a fair, level, and open process. Having this meeting with no notice to the public and called at a time when we are all consumed with tragic national events appears to be irresponsible and shady-dealing. I am sure you do not have those intentions, but appearances do matter.

Please postpone the meeting to a reasonably later date.

Susan Janney
816 Woodside Parkway
Silver Spring, MD 20910

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Susan Janney
Connecting Buyers with Sellers for 25+ Years

--
Susan Janney
Connecting Buyers with Sellers for 25+ Years

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Coalition for Smarter Growth
DC • MD • VA

June 1, 2020

Montgomery Planning Board
8787 Georgia Ave
Silver Spring, MD 20910

Silver Spring Downtown Plan (Item 7)

Testimony for June 4, 2020

Jane Lyons, Maryland Advocacy Manager

Chair Anderson and Planning Commissioners, thank you for the opportunity to testify. I am speaking on behalf of the Coalition for Smarter Growth, the leading organization in the DC region advocating for more walkable, inclusive, transit-oriented communities. **We support expanding the boundary of the Silver Spring Downtown Plan,** in line with option D.

The Silver Spring Downtown Plan update is an opportunity for the Planning Board to embrace missing middle housing and the new "complete communities" concept. Mixed-use neighborhoods with different types of homes to rent or buy are more affordable and sustainable, enabling people from all walks of life and all incomes to live without relying on a personal vehicle.

Furthermore, including neighborhoods abutting the current central business district (CBD) will allow for a better flow of the built environment. Currently, many high-rise buildings within the CBD are adjacent to single family homes. Silver Spring would greatly benefit from "gentle density" connecting high-rise clusters with lower density neighborhoods.

East Silver Spring offers an example of a neighborhood with an array of townhomes, duplexes, and small apartment buildings. However, many of these housing options are now illegal to build due to zoning changes made in the 20th century to promote segregation. Right now, an aging, modest single-family house can be torn down and be replaced with a much larger, million-dollar (or more) house, but homeowners and developers are not permitted to build a duplex or triplex alternative. **Silver Spring should be more than mansions.**

The recent housing needs assessment showed that downtown Silver Spring is the highest demand community within Montgomery County – it's the only housing submarket to experience a net gain in both owners and renters – especially young families.

My personal experience reflects this: My partner and I are lucky to have found an affordable apartment in the Silver Spring CBD and would like to stay in this area when eventually "settling down." When looking at the options to own in Silver Spring, we're immediately discouraged by the dominance of homes in the $700-800k range. Few, if any, are below $550k. None are in our current price range. Even if our incomes rise significantly, we doubt it will be enough to keep up with the rise in housing prices.

It should be emphasized that **we're the lucky ones** – both from middle-income families, college educated with no student debt, and a combined income of approximately the county's median household income. If all our privilege is not enough to guarantee a future in Silver Spring, where do we expect existing low-income families and 20,000 future families making less than $50k to live?

Like many, when we buy a home, we want to be able to live close to transit and jobs in order to have a high quality of life and to not add to traffic and pollution. These are also primary goals for the county and are key to our economic competitiveness.

Therefore, we urge you to expand the boundary for the Silver Spring Downtown Plan and prioritize affordability, diversity, and sustainability. **We can build a future for everyone in downtown Silver Spring**.

Email

Agenda Item 7, June 4th M...

E-mail

From Anne Spielberg

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc Atara Margolies; Councilmember Friedson; Councilmember Glass; Councilmember Hucker; Councilmember Navarro; Councilmember Rice; councilmember.albornoz@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Elza Hisel-McCoy; elza.hisel-mccoy@montgomeryplanning.org; Gwen Wright; Gwen Wright; Gwen Wright; Jawando's Office, Councilmember; Katz's Office, Councilmember; Leslye Howerton; Leslye.Howerton@montgomeryplanning.org; Tom Hucker

Subject Agenda Item 7, June 4th Meeting

Date Sent **Date Received** 6/1/2020 11:51 PM

Dear Chairman Anderson:

I am writing regarding Agenda Item 7 referred to as the "Silver Spring Downtown Plan," scheduled for the June 4, 2020 Planning Board meeting. It is not appropriate, at this point in time, for the Planning Board to consider any proposed changes to this plan. Expanding the borders of the Silver Spring Downtown Plan, without notice to, consultation with, and input from the affected community; without allowing sufficient time for property owners and neighborhood associations to be fully informed and meet and assess the proposals; and at a time when our communities are rightly primarily focused on living amidst a pandemic and during a period of great upheaval, is simply wrong:

There has been and continues to be a complete lack of appropriate process.

There appears to have been an attempt to slip these changes through with input from the developer community, but not from residents; it was but fortuitous that we now know of the significant changes that could be forced on us.

The proposals approach planning in an ill-conceived, piecemeal, and poorly thought-out manner.

The proposals arbitrarily try to annex long-standing residential areas of the East Silver Spring and SOECA communities into the Downtown Plan, without considering other similar areas and without any countywide policy.

The proposals have significant consequences that would radically and adversely impact our communities and open our areas up to commercial development and other, as yet undefined, “missing middle” development.

The proposals fail to look at achieving their stated purposes within the existing Silver Spring Downtown boundaries, even though there are many available opportunities.

All of the proposals are simply aimed at increasing development and satisfying developers. As our County Executive and others have long maintained, the most important way for Montgomery County to address affordable housing is to preserve our existing housing, including many modest homes throughout the area. Addressing housing needs does not involve making it easier for developers to tear down and/or convert existing housing with structures that overwhelm and destroy our existing neighborhoods.

The proposals are environmentally destructive. The most important protection for our environment is once again, to preserve our existing houses and neighborhoods, instead of constantly tearing down houses and trees and eliminating greenspace, which all residents need. Constant destruction and building are unsustainable and help developers, but not communities.

The push for the “missing middle” is an experiment, looking for a nonexistent problem. The report does not even reflect any community input. It once again only includes the input of developers, even though the community is directly impacted and includes numerous members with significant expertise about our neighborhoods and their needs. It fails to adequately consider what is possible under the current existing Silver Spring Downtown and neighborhood plans.

I have lived in Silver Spring in the SOECA community for 27 years and would be directly and negatively impacted by the changes in at least one of the options being presented to the Planning Board for consideration. Imposing changes that will have a significant and adverse

impact on me and my neighbors in this manner and at this time is completely undemocratic and smacks of improper influence from moneyed interests. No changes should be made in the Silver Spring Downtown Plan at this time. If changes are to be considered in the future, our communities must be given a full and complete opportunity to participate in the process.

Sincerely,

Anne Spielberg
606 Greenbrier Drive
Silver Spring, MD 20910

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

proposed expansion of the...

E-mail

From Nora Webster

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject proposed expansion of the planning boundaries for the Silver Spring CBD

Date Sent **Date Received** 6/1/2020 5:18 PM

Greetings,

We share the concerns expressed by other Woodside Park community members regarding the absence of a transparent process regarding the proposed expansion of the planning boundaries for the Silver Spring CBD into the adjacent residential neighborhoods. We strongly urge the Planning Board NOT to expand the planning boundaries for the Silver Spring CBD into the adjacent residential neighborhood of Woodside Park. At the very least, the question of changing the boundaries should be tabled until proper notice can be given and post-pandemic hearings can he held.

The residential neighborhoods surrounding the Silver Spring CBF have their own plans adopted with community participation. Any change which would potentially allow greater density in any portion of them would have a potential destabilizing effect on these neighborhoods. People bought and continue to buy homes in these neighborhoods with the expectations that the existing single family character of these neighborhoods would continue to be maintained.

Residents received no official notice of the potential planning boundary change affecting our neighborhoods. It is also troubling that process is moving so fast during a pandemic knowing that the civic associations of the affected neighborhoods are prohibited from meeting. At the very least, the question of changing the boundaries should be tabled until proper notice can be given and post-pandemic hearings can he held.

Regards,
Bob and Nora Webster

Attachments

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Email

Missing Middle Housing &...

E-mail

From	Karine Zbiegniewicz
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	Councilmember Jawando; Councilmember.Glass@public.govdelivery.com; Councilmember.Glass@public.govdelivery.com; hans.riemer@public.govdelivery.com; Katz's Office, Councilmember; Tom Hucker
Subject	Missing Middle Housing & Changes to the Silver Spring Master Plan including Boundary Study
Date Sent	**Date Received** 6/2/2020 12:32 AM

To: The Honorable Casey Anderson

I recently learned that Montgomery County Planning Department introduced to the County Council the need to study
"Missing Middle Housing," a development review process to adjust R60 zones in Silver Spring Park, among other areas,
to accommodate this type of housing (typologies) and recommend boundary changes to the Silver Spring Downtown Plan.

I do not support changing the boundary lines and increasing density through zoning changes in Silver Spring Park,
especially west of Grove Street, as it would adversely affect the quality of life of myself and my neighbors on
Silver Spring Avenue, the street on which I live, as well as the greater East Silver Spring community.

As a resident of and property owner in Silver Spring Park, I am writing to object to any decision on significantly expanding
a CBD/CRN Zoning Area master plan boundary being taken at this time. Until such time as proper notification of property
owners is set in motion, the administrative process should be postponed to a later date. Additionally, a chance for public
participation and council oversight ought to be allowed before any further action on this initiative is taken.

Given the current circumstances of a global pandemic and national civil unrest, my civic association has been unable to
meet, discuss, debate, write resolutions, or vote. Proceeding with zoning and boundary changes during a "lockdown" (a state

action) would be deleterious to our community and is antithetical to the stated mission of The Maryland-National Capital Park
and Planning Commission "to improve the quality of life for all of the citizens of the bi-county area it serves and of the
communities in which these citizens live, work and raise their families."

Sincerely,

Karine Zbiegniewicz
810 Silver Spring Avenue

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

0 - 0 of 0 (0 selected) Page 1

Email

Silver Spring Downtown Pl...

E-mail

From	Ariel H Bierbaum
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	Atara Margolies; Leslye Howerton; Leslye.Howerton@montgomeryplanning.org
Subject	Silver Spring Downtown Plan boundary options - public comment
Date Sent	**Date Received** 6/2/2020 10:05 PM

Dear Mr. Anderson and the Planning Board,

I'm writing today to comment on the upcoming decision you will take up on the Silver Spring Downtown Planning Boundary and goals around "missing middle housing."

As context, I moved to Montgomery County and DTSS in 2016 and have grown to love all things DTSS. We recently purchased a home in the East Silver Spring neighborhood (off of Grove Street). Our 18-mo home-buying process required a lot of patience given our financial constraints and our decision to only look for homes with in a .75 mile radius to the DTSS Metro station. We prioritized living in a socioeconomically and racially integrated neighborhood with commercial, pedestrian, and transit infrastructure above all else. I should add that I am a professor of urban studies and planning at the University of Maryland. Among other things, I teach introductory planning history and theory to incoming masters students and we spend a significant amount of time talking about the history of zoning.

This is a troubling time - COVID has left us isolated from each other and our neighbors. The uprisings in response to the murder of George Floyd and continued police brutality are urgent and necessary. But for me, in my research and teaching, the disproportionate impact of COVID on poor, Black and brown communities and the violence that these communities experience at the hands of police are issues that are 100% entangled in our decisions about more seemingly mundane and technocratic matters like zoning and planning. These decisions dictate who is welcome, who is included, and more often who is excluded. These decisions have material consequences that we see and feel today - in the segregation of our neighborhoods and schools and in the inequality of wealth, health, and prosperity.

I imagine you can see that I've tipped my hand for the pending issue: **I am in favor of extending the boundary for Downtown Silver Spring CBD and upzoning for the surrounding residential neighborhoods to allow duplex, triplex, and other multifamily affordable housing.** I know many of my neighbors have concerns about design, neighborhood character, developer-profiteering and other issues. But I trust that these things can be carefully managed and mitigated through other policy mechanisms. The power of zoning is unquestionable - it has been welded as a weapon to create segregated communities for at least 3 generations. Now is the time to reclaim that tool as an instrument for racial and socioeconomic justice, and this decision is one small step towards that end.

I will not weigh in on the specific options presented by staff, as I have not had the time to really delve into the planning documents and do not want to render judgement on the technical aspects without a closer read. But I implore you to not turn away from the broader context of what is happening, to not ignore the history and legacy of

racism in Silver Spring and specifically the neighborhoods surrounding the CBD, which has been facilitated by intentionally exclusionary planning and zoning decisions.

Thank you for your work and service to Montgomery County and your consideration of my comment.

Ariel Bierbaum

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Email

fwFW: [SOECA] Border and...

E-mail

From	mcp-crm-tracker@mncppc-mc.org
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	fwFW: [SOECA] Border and Zoning Concerns
Date Sent	**Date Received** 6/2/2020 10:28 AM

From: Julia Cunningham <julia.cunningham07@gmail.com>
Sent: Monday, June 1, 2020 10:15 PM
Cc: councilmember.albornoz@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; MCP-Chair <mcp-chair@mncppc-mc.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>; SOECA@groups.io
Subject: Re: [SOECA] Border and Zoning Concerns

Dear Councilmembers,

I am writing out of concern for the future of my residential community in Silver Spring, often represented by our Seven Oaks Evanswood Community Association (SOECA).

I am sincerely disturbed to have learned only just a few days ago that there is a June 4th meeting planned to decide on major border and zoning changes the Montgomery County Planning Board is proposing to the Master Plan for our area. Others from my neighborhood have written to you already, expressing their dismay at this short notice over such a fundamentally important set of decisions about the quality of our lives in the foreseeable years ahead. It smacks of being paid off and disregarding your constituents.

I have lived here for 4 years, moving here after living in DC itself for several years until my husband and I secured permanent positions in our professions and began growing our family. Though young professionals without a large excess of income yet, we have renovated parts of our home and developed our yard and garden with the plan of keeping our home here for decades to come. We love the diversity and true community here in SOECA in a single-home community with proximity to the downtown area and transportation.

Despite these many boons, had this altered neighborhood zoning to have been in effect during our own home search, my family and I would have looked elsewhere. My husband and I spent years

living in such neighborhoods and we know about the transience, lack of community culture, and decreased security and subsequent deterioration that follows. I am highly skeptical that the loftiest goals and "missing middle" housing will actually materialize, but more lucrative projects, if it is begun in such a secretive and sneaky way.

Money talks in many ways, and ours is a very attractive community to a county seeking to increase residential density and to introduce commercial activity in order to expand the tax base, and to developers and contractors seeking opportunities for profit. Although these motivations are understandable, they do not justify what we have come to experience as the government's unilateral decision making about the environment in which we live. The real estate development lobby seems to enjoy considerable influence on property decisions in Silver Spring - certainly in our area. But what about *our* influence?

Apparently the Planning Board is not bothering to pretend our input matters on the decision they will make about the options they plan to present at the June 4 meeting. The Board did not notify homeowners in our community about these options - I found out about them through the diligent inquiries of other SOECA members. To quote a community resident in her 5/29 message to the Board Chair: "I am frankly at a loss as to why those affected by any decision are not being consulted. Changing our Master Plans is a big deal."

Therefore,

1. **I urge you to direct the Planning Board to postpone the June 4 meeting. Further, I urge you to direct them to engage with us fully about their intentions.**
2. **I also strongly support the recommendation of James Ehrman who wrote you on 5/29 explaining clearly the situation we find ourselves in, that: "...the County Council designate a special committee -- composed, perhaps, of District 5 Councilmember Tom Hucker and two At-Large Councilmembers -- to oversee whatever Planning Board hearings and measures take place in regard to this expansion proposal; and that these committee members be available, at publicly announced times, to receive input from SOECA residents."**

As another member of our community has written to remind County leadership that the commercial district of Silver Spring has much vacant or underutilized space for (re)development. I wonder why it is so urgent to bring the complications of the commercial zone into *our* space. That is a market question with community implications, which the Council should explore to their satisfaction before any zoning changes are decided.

Why is this being snuck through in the midst of a pandemic and racial injustice and unrest, if intentions are good?

Honestly, the disregard the Planning Board has demonstrated towards the homeowners in my community has been disgraceful. We choose to live here for reasons that should be respected, not ignored, and should have a considerable say, at least as much as the development lobby, in any proposed zoning decisions we deem important to our quality of life.

Julia M. Cunningham, M.D.
705 Woodside Parkway
Silver Spring, MD 20910

On Mon, Jun 1, 2020 at 8:07 AM Victoria Pierce <vwpierce10@gmail.com> wrote:

> **Dear Councilmembers,**
>
> **I am writing out of concern for the future of my residential community in Silver Spring, often represented by our Seven Oaks Evanswood Community Association (SOECA). I have lived here for almost 24 years, have initiated major renovations to my house because I plan to be here for a long time to come, and have just this**

past week learned of a June 4 meeting to decide on major border and zoning changes the Montgomery County Planning Board is proposing to the Master Plan for our area. Others from my neighborhood have written to you already, expressing their dismay at this short notice over such a fundamentally important set of decisions about the quality of our lives in the foreseeable years ahead.

Money talks in many ways, and ours is a very attractive community to a county seeking to increase residential density and to introduce commercial activity in order to expand the tax base, and to developers and contractors seeking opportunities for profit. Although these motivations are understandable, they do not justify what we have come to experience as the government's unilateral decision making about the environment in which we live. The real estate development lobby seems to enjoy considerable influence on property decisions in Silver Spring - certainly in our area. But what about *our* influence?
Maryland's decision making process for the Purple Line has been appalling. The community meetings were merely pro forma, required by law, but clearly not intended for our voices to be heard. At the time, we realized that decisions to proceed with an objectionable above ground transit option for Wayne Avenue were made before those community meetings were even held.
Apparently the Planning Board is not bothering to pretend our input matters on the decision they will make about the options they plan to present at the the June 4 meeting. The Board did not notify homeowners in our community about these options - I found out about them through the diligent inquiries of other SOECA members. To quote a community resident in her 5/29 message to the Board Chair: "I am frankly at a loss as to why those affected by any decision are not being consulted. Changing our Master Plans is a big deal."
Several years ago I participated in another set of the Planning Board's community meetings only to learn later that their decision was a "fait accompli" beforehand.
Therefore,

1. **I urge you to direct the Planning Board to postpone the June 4 meeting. Further, I urge you to direct them to engage with us fully about their intentions.**
2. **I also strongly support the recommendation of James Ehrman who wrote you on 5/29 explaining clearly the situation we find ourselves in, that: "...the County Council designate a special committee -- composed, perhaps, of District 5 Councilmember Tom Hucker and two At-Large Councilmembers -- to oversee whatever Planning Board hearings and measures take place in regard to this expansion proposal; and that these committee members be available, at publicly announced times, to receive input from SOECA residents."**

Another member of our community is writing to remind County leadership that the commercial district of Silver Spring has much vacant or underutilized space for (re)development. I wonder why it is so urgent to bring the complications of the commercial zone into *our* space. That is a market question with community implications, which the Council should explore to their satisfaction before any zoning changes are decided.

Honestly, the disregard the Planning Board has demonstrated towards the homeowners in my community has been disgraceful. We choose to live here for reasons that should be respected, not ignored, and should have a considerable say, at least as much as the development lobby, in any proposed zoning decisions we deem important to our quality of life.

Victoria Pierce
501 Pershing Drive
Silver Spring, MD 20910

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Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Correction to testimony on...

E-mail

From Michael Dutka

To <MCP-Chair MCP-Chair>; Fani-Gonzalez, Natali; Gerald Cichy; MCP-Chair #; MCP-Chair@mncppc-mc.org; Natali Fani-Gonzalez; Natali Fani-Gonzalez; Partap Verma; tina.patterson@mncppc-mc.org

Cc

Subject Correction to testimony on the Silver Spring Master Plan, boundary Preference Option D

Date Sent **Date Received** 6/2/2020 9:37 AM

Dear members of the planning board,
I want to express my strong preference for Option D out of the possible boundary options for the Silver Spring master plan. I believe this option would go the furthest to address the nationwide shortage of housing in strong performing urban areas like our own. It was also go the furthest in addressing the damage caused by exclusionary zoning policies. We should cease segregating people on the basis of income via the zoning code and I think Option D moves us further in that direction than the other options presented here.
-Michael Dutka

PS I originally expressed a preference for Option A thinking that is meant county wide rezoning, however that is actually the smallest boundary and is not my preference. I'm a YIMBY! Do whichever option is the Biggest Boldest and Most Urban!!

https://montgomeryplanningboard.org/wp-content/uploads/2020/05/Silver-Spring_Boundary-Options-Staff-Report-2020-0528.pdf?fbclid=IwAR18-7baUFqZZM0usf-I43P-fZt3-5WAZYqeVj_GheUAvgFLaRIvBmebrQY

--
Dr. Michael S. Dutka
Computational Physics Incorporated
USNO Phone Number- 202-762-0242
Cell- 301-996-3588

Attachments

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Email

Silver Spring Park Planning

E-mail

From	Catherine H Eliot
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	Silver Spring Park Planning
Date Sent	**Date Received** 6/2/2020 6:18 PM

To the Honorable Casey Anderson,
As a property owner on Silver Spring, I am writing to express my concern about plans for my neighborhood. During a pandemic and a time of civil unrest, the time and attention needed to have good communication and consideration of ideas is limited. Please consider postponing the decision process until the community can be more actively involved. Thank you

Catherine Eliot
762 Silver Spring Ave

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Email

Silver Spring Downtown Pl...

E-mail

From Dedun Ingram

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Silver Spring Downtown Plan comment

Date Sent **Date Received** 6/2/2020 3:42 PM

Dear Chair Anderson and Commissioners,

I am writing regarding Item 7 on the Planning Board's June 4, 2020 agenda – the Silver Spring Downtown Plan boundary discussion.

I strongly oppose the Planning Board making any significant boundary changes to the current Silver Spring CBD boundaries at its June 4 meeting and support the planning staff's recommendation to retain the current CBD boundaries with just a few very minor modifications (Option A). I oppose approval of Options B, C, or D at this time because there has been inadequate public outreach and there appears not to have been a meaningful analysis of those three options.

The planning staff's May 28, 2020 report provides minimal information about Options B, C, and D and no comparative analysis of the advantages, disadvantages, and impacts of the 4 options or explanation of the staff's recommendation. How can the Planning Board choose from among the four options without a thorough comparative study?

I also oppose Approval of Options B, C, or D at this time because public notification and involvement has been totally inadequate. Major changes in the master plan boundaries should only be made after meaningful public engagement including notification of affected parties, providing those parties with relevant information about the proposed changes, and providing sufficient opportunities and time for those parties to give feedback to the Planning Board. This is doubly true in this case because the proposed boundary changes are being made with the goal of increasing density in surrounding long-established and stable residential neighborhoods. While adding middle housing to existing neighborhoods may be desirable and inevitable, all steps leading to it should occur only with full public

notification and participation. Just because the affected parties will have opportunities during the Sector Plan process to voice concerns about any rezoning and further opportunities to voice concerns to the County Council does not make it less important to allow them to voice concerns about boundary changes now.

If the Planning Board approves a major boundary change for Silver Spring at this time, without meaningful public outreach efforts and a reasonable timeline, that action will set a very dangerous precedent for the County as a whole and will seriously damage the relationship between the Planning board and residents. Rushing such a major change through without the usual protections is particularly egregious during this unprecedented pandemic when residents are focused on keeping their families safe, keeping their jobs, and homeschooling and babysitting their children, not on Planning board actions.

The Scope of work document includes many assurances that the planning staff will work hard "to engage all communities to ensure everyone has the opportunity to fully participate in the sector plan process". Those assurances should also apply to any major boundary changes.
I
If the Planning Board wants to proceed with a major boundary change for the Silver Spring Downtown Plan, I urge it to delay a decision about which Option to choose until affected parties can be fully informed and they have had ample time to give feedback to the Planning Board about those options.

Sincerely,
Deborah Ingram
4312 Willow Lane
Chevy Chase, MD 20815

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Silver Spring Business Distr...

E-mail

From Cecile O'Connor

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Silver Spring Business District hearing

Date Sent **Date Received** 6/2/2020 12:59 PM

June 2, 2020

Dear MNCPPC:

I found out about the proposed expansion of the Silver Spring business district through my Woodside neighborhood list serve two or three days ago. It appears that the expansion would take part of the Woodside Park neighborhood and other neighborhoods consistent with what has been identified as the "walk shed" from the proposed purple line stations. Here are my preliminary comments.

Housing in the "walk shed" of reliable mass transit increases the value of the housing. Such housing is "premium priced" because people can walk to the metro or purple line. The planning idea that "affordable" or "middle range" or "lower cost" housing units can be generated by replacing the single family homes, (changing the zoning), near the "purple line" with the expansion of the Silver Spring business district is not realistic. What I have seen in this locality, and other localities, is that existing neighborhoods, or parts of existing neighborhoods, are replaced with expensive mid and high rise dwellings that contain one or two, "affordable" or "lower cost" housing units when so called "affordable" development occurs in in the vicinity of mass transportation. Developers usually know how to use laws and regulations to get a robust return on investment in exchange for a handful of "affordable" units.

If you want affordable housing near a metro or purple line, you should be looking at public sponsored or subsidized housing, where zoning permits it. That would create a substantial number of units instead of a handful. You can probably accomplish that goal within the commercial footprint and without changing the residential single family home footprint. You should respect the planning boundaries that exist and use them. Maybe you should encourage and support subsidized housing for essential workers? As an alternative to public or subsidized housing, maybe hospitals should invest in building housing for their staff?

I was intrigued by a reference to one "study" or "plan" discussing why, or why not, single family homes

may be occupied by one senior citizen. My initial reaction was to question why is it the business of the MNCPCC to study "why" people want to live in their homes. My second reaction was why is it the business of the MNCPSS to move people out of their homes? Besides wanting to age in place, I imagine there are complex reasons (medicare, medicaid, estate planning, COVID 19, privacy, neighbors, houses of worship, comfort, health, etc.) why one would want to remain in one's home.

Very truly yours,
Cecile O'Connor
Woodside Park
Silver Spring, MD 20910

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Email

Comments: Planning Boar...

E-mail

From	mareardon3@yahoo.com
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	Gwen Wright; Gwen Wright; Gwen Wright
Subject	Comments: Planning Board meeting on Silver Spring Plan scope of work
Date Sent	**Date Received** 6/2/2020 7:10 PM

Chairman Anderson and Board members:

I wanted to make 2 points related to the June 4 Planning Board meeting on the scope of work for the downtown Silver Spring plan. I am opposed to expanding the CBD into neighborhoods near the downtown core and the upzoning that will likely result. A number of civic activists have communicated their views to you, so I will confine my comments to 2 points.

Several fellow civic activists have pointed out that in the post-COVID era, there is likely to be less need of office space as the trend to working at home is predicted to continue and increase. This could free up space for affordable housing and reduce the need to replace single family homes and other community resources with higher density housing.

My second point occurred to me when reading over the Missing Middle study and noticing a photo of Silver Spring's Falkland Apartments apparently as an example of desirable Missing Middle housing. Yet the Planning Board several years ago rejected approving historic status and protection for the largest parcel of the Falkland complex, north of East West Highway. It may be wise to reconsider that decision. Our existing garden apartments seem to be good examples of Missing Middle housing.

Thank you for considering my comments.

Mary Reardon

2236 Washington Avenue, Apt, 101

Silver Spring

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

FWw: [SOECA] Re-zoning I...

E-mail

From	mcp-crm-tracker@mncppc-mc.org
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	FWw: [SOECA] Re-zoning Issues for DTSS to be discussed 6/4/20
Date Sent	**Date Received** 6/2/2020 10:28 AM

From: S. Reeves <sharandbiz@gmail.com>
Sent: Monday, June 1, 2020 11:00 PM
To: SOECA@groups.io
Cc: County.council@montgomerycountymd.gov; MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Re: [SOECA] Re-zoning Issues for DTSS to be discussed 6/4/20

Thank you, Susan. Your perspective as a realtor is particularly appreciated from me who is new to the area. Heartfelt and intelligent communication of our concerns to these planning entities is key, ground zero, bottom line. We SOECA folk are the developers' sleepless nights...we are the only thing between them and future $. The board and council? Don't hold your breath. We, the people who chose to buy property within SOECA's boundaries, are the self-imposed conscience of the board and council....So, once again...the squeaky wheel - letters, e-mails, publicity- whatever it takes to let them know we care about where we live, what we want, what we won't tolerate.
The whole insulting, in the middle of a pandemic, under cover June 4 schedule is so obviously suspect from the get go that I am cheered that we are dealing with a board, council, developers who aren't ready for and uncomfortable with annoying residents asking hard questions or for any semblance of normal procedure that involves the people affected by their decisions. Their sleight won't get them a free pass - it begs for confrontation...and I hope we deliver. We have a lot to gain, a lot to lose.
Sharland

On Mon, Jun 1, 2020 at 9:28 PM Susan Janney <sej926@gmail.com> wrote:

> **Dear Chairman Anderson:**
>
> **As a resident of Seven Oaks -Evanswood and a taxpayer of Montgomery County for 40 years, I am surprised, disheartened, and shocked that the Planning Board has little regard for our community and for the rights of its citizens. For the Planning Board to decide the future of our neighborhood without including the homeowners in decisions that will affect the peaceful enjoyment and value of their homes is unconscionable. We deserve to have fair and above-board input concerning important matters about our own neighborhood. The secret**

manner in which the Planning Board is handling this is shady at best and suspect of true motivation. We residents whose property and homes will be affected deserve inclusion in any such decisions.

While I understand that you want diversity in the neighborhood, are you neglecting to recognize that there already is diversity as we already have high-density townhomes and a large assisted- living complex as well as single-family homes? If creating more living units or expanding the commercial business area were really the issues here, why would the planning board not look to improve the outdated and underused commercial buildings that already exist lining Colesville Road across from the AFI and City Place? These areas are ripe for improvement and already have the zoning you would need to provide for the "missing middle." With a modern design, "missing middle" residences can be constructed atop new ground-level commercial buildings. How prudent is it to destroy a beautiful residential neighborhood to accomplish your goal when there are areas already zoned for the type of development you seek? Why expand the CBD when the current CBD is sadly neglected and underused?

Our seven Oaks -Evanswood, and Woodside neighborhoods are the jewel of Silver Spring. As a realtor of 30 years in the county, I know that young families seek out these neighborhoods for the charm, beauty, and true community they offer. The county would be wise to value and preserve the unique neighborhood and look to expand and improve the existing commercial areas.

Please postpone the June 4, 2020, Planning Board meeting to allow members of the community in the affected areas to study the situation and attend a fair, level, and open process. Having this meeting with no notice to the public and called at a time when we are all consumed with tragic national events appears to be irresponsible and shady-dealing. I am sure you do not have those intentions, but appearances do matter.

Please postpone the meeting to a reasonably later date.

Susan Janney
816 Woodside Parkway
Silver Spring, MD 20910

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Susan Janney
Connecting Buyers with Sellers for 25+ Years

--
Susan Janney
Connecting Buyers with Sellers for 25+ Years

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Page 1

Email

Written testimony for the r...

E-mail

From	Kathlin Smith
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	Councilmember Glass; Councilmember.Riemer@montgomerycountymd.gov; Jawando's Office, Councilmember; Katz's Office, Councilmember; Tom Hucker
Subject	Written testimony for the record: Missing Middle Housing and changes to Silver Spring Master Plan
Date Sent	**Date Received** 6/2/2020 10:12 AM

We are submitting the following written testimony for the record in relation to the June 4 hearing on the work scope of the Silver Spring CBD Master Plan.

Dear Mr. Anderson and members of the Planning Board:

As residents of Silver Spring Avenue, we are writing to register our opposition to any change in the Silver Spring Downtown Plan that would extend boundary lines or increase density through R60 zoning changes in Silver Spring Park.

First, we object to this being proposed in haste, during a pandemic, when it is not possible for civic associations to meet, discuss, and vote on the issue. The proposed zoning changes would affect many neighborhoods, and it is critical that there be an opportunity for decision makers to hear from property owners and residents.

Second, we do not feel there is a compelling case for rezoning our neighborhood to allow for "missing middle" housing. We are already more diverse racially, culturally, and economically than most other communities in this area, and there are more rental apartments in our neighborhood than single-family homes. The proposed changes would allow building on more of a lot, closer to the adjacent houses, and higher than existing houses. To be profitable for developers, we believe that the full extent of height and size allowances would be used, and we are deeply concerned that this would destroy the character of our neighborhood. In addition, as pointed out in the more extensive and detailed comments submitted by Debora McCormick and Stevan Lieberman, the pandemic may result in reduced demand for existing office space, which could possibly be converted to housing.

Third, we strongly oppose extending the CBD / CRN Zone boundary line to Grove Street. The area west of Grove street is home to many families who would be directly and unfairly affected by this change.

We hope that you will postpone any decision on this issue until the community's concerns and questions can be heard and addressed.

Thank you for your consideration.

Kathlin Smith
Bernard Van Leer
742 Silver Spring Avenue

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Support option D

E-mail

From Tara Dutka

To <MCP-Chair MCP-Chair>; Fani-Gonzalez, Natali; Gerald Cichy; MCP-Chair #; MCP-Chair@mncppc-mc.org; Natali Fani-Gonzalez; Natali Fani-Gonzalez; Partap Verma; tina.patterson@mncppc-mc.org

Cc

Subject Support option D

Date Sent **Date Received** 6/2/2020 12:45 PM

Dear members of the planning board,

I want to express my strong preference for Option D out of the possible boundary options for the Silver Spring master plan. I believe this option would go the furthest to address the nationwide shortage of housing in strong performing urban areas like our own. It was also go the furthest in addressing the damage caused by exclusionary zoning policies. We should cease segregating people on the basis of income via the zoning code and I think Option D moves us further in that direction than the other options presented here.

Best,

Dr. Tara Dutka

713 Shetland St, Rockville, MD 20851

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Comments on Silver Spring...

E-mail

From	Catherine Vanderwaart
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	soeca@groups.io
Subject	Comments on Silver Spring CBD Master Plan Scope
Date Sent	**Date Received** 6/2/2020 9:00 PM

Good evening,

I write to offer my comments on the proposed Silver Spring CBD boundary changes. I am a resident of the Seven Oaks Edgewood neighborhood just outside downtown Silver Spring. I urge the Planning Board to either:

- Select option C for the boundary for this master planning cycle, with the intent to zone for "missing middle" housing in the areas added to the CBD study area, or
- Select option A or B with the intention to also revise the North and West Silver Spring master plan as soon as feasible, and to upzone the areas in the option C boundary to allow for missing middle housing as part of that process.

I consider the distance-based boundary in option D to be less than ideal, since it doesn't follow any logical divisions of the current land use. Extending the boundary to Dale Drive would make more sense as a choice for a significant boundary expansion.

This region desperately needs more housing, and the areas within walking distance of downtown Silver Spring are an ideal place to consider gradual increases in density. As the Planning Board, it falls to you to balance the needs of the existing residents (a vocal subset of my neighbors oppose any change to existing land use) against those of the tens of thousands of people in our county and region who are currently rent burdened, who have been unable to find or afford housing close to their work, who are unhoused, whose needs are better met by housing types other than single-family houses or high-rise apartments, or who have not yet moved to the National Capital region. These tens of thousands of people are generally lower-income than those in the existing single-family neighborhood, and their needs deserve significant weight.

The needs of future generations also deserve to be considered: adding new housing in a transit-rich area like Silver Spring is much less damaging to the climate and requires much less driving than adding the same amount of housing via greenfield development further north in the county. This also has the advantage of reducing the pressure to widen I-270 and the Beltway, which would be disastrous from a climate change perspective. Adding new housing to already-developed areas also preserves undeveloped land elsewhere in the county.

I have seen no sign that the county planning staff or the Planning Board have any intention of proposing 12-story apartment buildings or large commercial developments in the current single-family neighborhood, as some of my neighbors seem to fear. Instead, I hope and believe the master planning process will seek to permit duplexes, townhouses, and small apartments that will have little impact on the quality of life in the surrounding neighborhood, but which will provide needed housing at a range of types and price points and also help support a thriving commercial downtown Silver Spring. I also expect that neighbors and the public will be given ample opportunity to give input and to comment on the specifics of any zoning changes actually proposed through the master planning process.

Sincerely,
Catherine

Catherine Vanderwaart
Ellsworth Drive
Silver Spring

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Downtown Silver Spring Se...

E-mail

From Michael Bufalini

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc ", councilmember.friedson"@montgomerycountymd.gov; Atara Margolies; Councilmember Glass; Councilmember Hucker; Councilmember Navarro; Councilmember Rice; councilmember.albornoz@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; Elza Hisel-McCoy; elza.hisel-mccoy@montgomeryplanning.org; Gwen Wright; Gwen Wright; Gwen Wright; Jawando's Office, Councilmember; Katz's Office, Councilmember; Leslye Howerton; Leslye.Howerton@montgomeryplanning.org; soeca.board@gmail.com; Tom Hucker

Subject Downtown Silver Spring Sector Plan Boundary - Choose Option "A"

Date Sent **Date Received** 6/3/2020 11:28 AM

Dear Chair Anderson,

Please include this written testimony in the June 4th hearing concerning the boundaries of the Downtown Silver Spring Sector Plan, in support of the Planning Staff's recommended Option A.

Managing growth is challenging in developed areas with very little room for infill. The Planning Staff and Board have done a good job over the years in key areas analyzing options, making recommendations, and balancing competing interests to do this. Changes have come in areas that have had good opportunities, including downtown Silver Spring, along Rockville Pike, at Chevy Chase Lake and other locations where properties were not well developed. This boundary change does not appear to be a similarly good decision, as recognized by the Planning Staff.

Expanding a Master Plan area that is primarily commercial and dense residential to include a small section that is currently residential--including many that have second residences and offices on the lots--creates a level of uncertainty for the owners and residents in the affected areas. The Missing Middle study is very general, and does not adequately address how to handle areas that are already built. It does state that there will be challenges for these areas.

Changes are needed, and changes are acceptable, but they can have large impacts to existing communities that needs to be considered and evaluated. Making a seemingly small change to a boundary will create unnecessary uncertainties and possibly have significant long-term negative impacts. With this level of risk and uncertainty it is a poor choice to re-draw lines as quickly as they have been to change the Master Plan boundaries. The level of communication about these boundaries was almost none; there was insufficient time since the March 26 meeting. The Planning Staff, at our request, has been very helpful over the last few days in communicating what this means and how the process would work. Unfortunately that does not change that a a boundary change analysis was requested with no planned public input and that the specific zoning and development impacts will not be know for a couple of years.

Note that the boundaries of Option A were determined in a forum that included public input, and included local residents. That change--though it does re-draw the boundary slightly, was agreed to and supported by all of the parties unlike the current Options B C and D.

Approve the recommended Option A and evaluate Missing Middle when the adjacent Master Plans are evaluated, including North and West Silver Spring and East Silver Spring that are affected by the proposed boundary changes. Any changes related to Missing Middle would be impacting these areas, not Downtown Silver Spring, please do not carve a small section of an established community to use as an experiment. It may have been more appropriate to review these Master Plan areas concurrently with the Downtown Silver Spring area, but the clock cannot be wound back. Concur with the Planning Staff recommendation. Approve Option A.

Michael Bufalini
President, Seven Oaks-Evanswood Citizens Association
240-701-3287

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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June 3, 2020

Mr. Casey Anderson, Chair, and Board Members
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Silver Spring Downtown Plan (Item 7, June 4, 2020 Agenda)

Dear Mr. Anderson and Planning Board Members:

I write on behalf of the Town of Chevy Chase Council regarding the May 28, 2020 Silver Spring Downtown Plan Boundary Study, which is scheduled to be presented at your June 4, 2020 meeting.

Expanding the boundaries of a sector plan is a significant action that could have considerable impacts on the County's residential neighborhoods. As such, we believe that robust public outreach is vital before the Planning Board makes any significant boundary determinations and that any potentially affected residents and stakeholders should be engaged and provided sufficient time to comment before the Planning Board acts. In this particular case, it appears likely that many may not even be aware of the proposal, given the extremely short time frame between publicizing the study and the Planning Board's anticipated decision.

We hope that you appreciate the negative public perception that may be created by moving too quickly on such important and long-lasting issues, and we urge you not to take any decision on expanded sector plan boundaries without first engaging in a robust public process and providing meaningful opportunities for public input.

Sincerely,

Cecily Baskir
Mayor

cc: Sidney Katz, Council President (via email)
Andrew Friedson, Councilmember (via email)
Atara Margolies, Planner Coordinator (via email)
Leslye Howerton, Plan Supervisor (via email)
Elza Hisel-McCoy, Chief, Area 1 (via email)

Email

proposed change of CBD b...

E-mail

From fernhunt@aol.com

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject proposed change of CBD boundaries

Date Sent **Date Received** 6/3/2020 1:49 PM

Dear Casey,

**I am a downtown Silver Spring resident I am writing you to tell you that I support the decision of the East Silver Spring
to support Option A in the staff planning report. I live on Thayer Avenue and believe that the proposed use of the property
belonging to St. Michael's is the most prudent solution in these uncertain times.**

Fern Hunt

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Re: Woodside Park Residen...

E-mail

From Maria Kirsch

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Re: Woodside Park Residents Voicing Support for CBD Expansion -- Deadline to Respond Noon on June 3

Date Sent **Date Received** 6/3/2020 1:09 PM

Catherine,

Thanks for the ultra-speedy reply!!

Maria

On Jun 3, 2020, at 1:06 PM, MCP-Chair <mcp-chair@mncppc-mc.org> **wrote:**

Good afternoon,

Not a problem. I will add your request/comments to the Woodside Park resident letter.

Thank you,

Catherine Coello, *Administrative Assistant*
The Maryland-National Park and Planning Commission
Montgomery County Chair's Office
8787 Georgia Ave, Silver Spring, MD 20910
Main: 301-495-4605 | Direct: 301-495-4608 | Fax: 301-495-1320
www.MontgomeryPlanningBoard.org

From: Maria Kirsch <mariakirsch@gmail.com>
Sent: Wednesday, June 3, 2020 1:03 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Fwd: Woodside Park Residents Voicing Support for CBD Expansion -- Deadline to Respond Noon on June 3

Dear Chairperson,

I'd like to request that you add my spouse's and my name to the Woodside Park resident letter you received with 17 signatures this morning.

Thank you.

Maria Kirsch & Michael Skoler
Dale Drive

> The letter has gone out. See email below. You can separately email and say you want to be added-- mcp-chair@mncppc-mc.org
> Good morning,
>
> I am confirming receipt of your letter for distribution to the Planning Board
>
> Thank you,
>
> Catherine Coello, Administrative Assistant
> The Maryland-National Park and Planning Commission
> Montgomery County Chair's Office
> 8787 Georgia Ave, Silver Spring, MD 20910
> Main: 301-495-4605 | Direct: 301-495-4608 | Fax: 301-495-1320
> www.MontgomeryPlanningBoard.org

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Silver Spring Downtown Pl...

E-mail

From wkirwan@musearchitects.com

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Silver Spring Downtown Plan

Date Sent **Date Received** 6/3/2020 11:19 AM

Chair Anderson and the other Planning Board members,

I am writing to support the update to the CBD for downtown Silver Spring that will be discussed at the Thursday, June 4th Planning Board meeting, and particularly in support of Option D to expand the CBD to the greatest extent possible relative to the 1/2 mile walk-ing distance to transit stations. I would also support an "Option E" that would more closely parallel the 1/2 mile walking distance line deeper in to the East Silver Spring neighborhoods. Of additional note, I am in support of the equitable housing initiative noted in the staff report to bring residential zoning reform to these neighborhoods that could include multi-family housing along the lines of "missing middle" housing. This type of housing already exists comfortably in these neighborhoods surrounding downtown Silver Spring, and these examples show how it can be scaled to first seamlessly with their single family home neighbors and is appropriate in such locations near transit.

I look forward to the further development of this plan and advancing the cause of more equitable single family zoning reform in Montgomery County.

Thank you,

Bill

William Kirwan, AIA, LEED® AP
Principal

M U S E A R C H I T E C T S

7401 Wisconsin Ave, Suite 500
Bethesda, MD 20814
T. 301.718.8118
F. 301.718.8112

W W W . M U S E A R C H I T E C T S . C O M

Attachments

File Name	File Size (Bytes)	
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Email

Comment on scope of Silv...

E-mail

From Andrew Malone

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc Councilmember Hucker; Tom Hucker

Subject Comment on scope of Silver Spring Downtown Planning Boundary

Date Sent **Date Received** 6/3/2020 9:17 AM

Dear Mr. Anderson,

I am writing to comment on the discussion of the proposed scope of the Silver Spring Downtown Planning Boundary. As I understand, the Planning Board is planning to consider whether to add four parcels near St. Michael's church that have been requested to be added. As an alternative, the Board might also expand the boundaries of the Silver Spring Downtown planning area with an eye towards encouraging "missing middle" housing.

I am a resident of an area that would be included in Option D. First, let me say that my family and I support the development of more missing middle housing in downtown Silver Spring, including in my immediate neighborhood. Several handsome homes in our area have already been expanded and subdivided into two or three apartments, with no apparent effect on our streetscape or quality of life. Our family's previous residence was a townhome that as I understand it would be impossible to build now without a variance (on Twin Holly Lane). In Takoma Park, I feel that the fourplexes that line some streets sit fine next to the single-family homes elsewhere on those blocks. I don't think "missing middle" housing is incompatible with neighborhood look-and-feel, and I believe providing such housing can be a win-win for everyone.

We also need to encourage missing middle housing to leverage the County's transportation infrastructure and, ultimately, reduce carbon emissions, so that Montgomery County can be as nice a place to live in 2100 as it was in 2000.

With that said, I concur with the staff recommendation that you select Option A at this time. I would like to see the Planning Board work to expand "missing middle" housing in Silver Spring through a comprehensive effort across the entire county, not starting piecemeal with Silver Spring. Taking a little more time will allow the County to communicate more effectively what it means by "missing middle" housing and how zoning changes might affect neighborhoods. I am a subscriber to neighborhood listservs and have noticed the reflexive opposition to the idea of "missing middle" housing among many of my neighbors on these lists. Much of the fear is being driven by a lack of information, at least at this point. The process to get to this decision point has been confusing and, frankly, I am a little put off by it, even though I support the overall policy goal.

I also think a countywide "missing middle" effort would be perceived as more equitable among my neighbors who are opposed to this effort, as they seem to think Silver Spring is being "picked on." Again, I think more "missing middle" housing in Silver Spring would be a blessing, but I would also like to see a little more process around it.

Thank you for considering my comments as you make your decision.

Best regards,
Andrew Malone
8416 Queen Annes Drive
Silver Spring, MD 20910
301-233-7268

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Testimony for June 4 Plann...

E-mail

From Susan

To <MCP-Chair MCP-Chair>; Councilmember Glass; Councilmember Hucker; councilmember.albornoz@mccouncilmd.lmhostediq.com; Councilmember.Riemer@montgomerycountymd.gov; Gwen Wright; Gwen Wright; Gwen Wright; Jawando's Office, Councilmember; Marc.Elrich@montgomerycountymd.gov; MCP-Chair #; MCP-Chair@mncppc-mc.org; Tom Hucker

Cc

Subject Testimony for June 4 Planning Board Presentation of Silver Spring Downtown Plan's Boundary Options

Date Sent **Date Received** 6/3/2020 2:42 PM

I learned just the other day from another neighborhood of the Planning Dept.'s intended action to increase the CBD so that it will encroach onto, among other residential neighborhoods, Woodside Park. I also understand that the purpose of this significant change is due to the increased need for middle and low-income housing in Montgomery County.

Although I enjoy living in a diverse area of the county, I find your action and rationale for the Option C & D desired land grab very disturbing on a number of levels. The planning process has a number of levels, and typically the Department reaches out to get community input from neighborhoods and civic associations to have a DEMOCRATIC discussion on significant changes that will effect county residents. Sending your email yesterday with a deadline to submit comments by today does not seriously constitute an intent to reach out to the community to get input. It appears more like an intent to impose your plan on residents regardless of community concerns.

While I live in Woodside Park, I am by no means rich. My parents were immigrants and I grew up in New York City watching and feeling what it was like to struggle to earn a living for your family. This occurred in a time when social assistance programs did not exist as they do today. We never had medical insurance, and when my father was laid off from work, there were no food stamps or food banks either. My parents worked hard, and my two brothers and I began working while we were in high school and college to earn spending money. All this made us stronger. If you view my comments to mean that I do not want to live around middle or lower-class or diverse people, you are greatly mistaken. NYC was filled with diversity and remains so today, as is Silver Spring.

Your plan Options C & D seem to be a nod to pushing residential and commercial density to an unhealthy level. You say you are concerned that there is not enough middle or lower-class housing in downtown Silver Spring. Seems like there are ways to add such housing without encroaching on the

Woodside Park neighborhood! The S.S. CBD currently has many undeveloped sites, while I understand there are a number on the books that have been approved for development. In fact, the figures I have seen are that the CBD has a gross floor area of 24.2 million square feet and of that, over 50% is residential! That means that it is one of the largest CBDs in Maryland and has or will have 8,500 new housing units! As you may have noticed with the COVID-19 pandemic, it was the highest density areas around the U.S. that are faring the worst. The CBD could be enhanced with independent small business shops and middle and lower-class building above. Perhaps providing high rises with small loft-type residences on a lottery system for these earners on top of street level stores would fit into downtown.

Montgomery County is a large area, and downtown Silver Spring has a wealth of public transportation that does and will provide access to it from a number of Montgomery County neighborhoods. The Metro stops north of Silver Spring have open areas where mid and high-rise building for middle and low-income earners can live. Also, the BRT which will extend from the S.S. Metro out Colesville Road and Rte. 29 to wide open areas in Montgomery County also provide property where middle income earners can have good transportation access. The Metro red line that extends up through Rockville Pike to Shady Grove also has excellent transportation access for locating middle and lower-income earners. Such housing can be built without taking encroaching on single-family developments. A healthy county needs to have all types of housing or access to it by all types of housing, and that includes single-family homes. How else do you expect to get taxes to fund the county's needs?

I do support Option A, but am strongly against options C and D that are being proposed.

Sincerely,
Susan Miles

Attachments

File Name	File Size (Bytes)	

There are no Attachments to show in this view. To get started, create one or more Attachments.

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Email

Regarding Proposed Silver ...

E-mail

From Hilary Peabody

To <MCP-Chair MCP-Chair>; Councilmember Glass; Councilmember Hucker; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; County Council; Jawando's Office, Councilmember; MCP-Chair #; MCP-Chair@mncppc-mc.org; Tom Hucker

Cc

Subject Regarding Proposed Silver Spring Commercial Residential Boundary Changes

Date Sent **Date Received** 6/3/2020 11:58 AM

Hello,

I'm writing to express my concern regarding the proposed Silver Spring CBD boundary changes.

The existing commercial district of Silver Spring has much vacant and underutilized space crying out for creative development. Why the rush to push commercial development and high density housing into a long established, quiet, mid-income residential neighborhood? Why the lack of robust debate? And where is the county wide plan for affordable housing? Who is working on that?

Developing affordable housing, creating sustainable ways of living, building diversity are important missions but these laudable goals should not be used as subterfuge - buzz words tossed around - to set up a land grab for developers.

Isn't there a traditional master plan process for this sort of decision making? Work with the existing community, make a real plan for affordable and sustainable housing throughout the county. Slow down. Don't take our valued neighborhood and turn the keys over to the developers. Respect process.

Postpone the vote, bring in the community for true planning and debate.

Best,

Iris H. Peabody
717 Dale Drive
Silver Spring, Md.
20910

Attachments

File Name	File Size (Bytes)	

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Email

FW: Proposed Changes to t...

E-mail

From	Chris Reese
To	<MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc	
Subject	FW: Proposed Changes to the Silver Spring Central Business District
Date Sent	**Date Received** 6/3/2020 11:58 AM

Sent from Mail for Windows 10

From: Chris Reese
Sent: Wednesday, June 3, 2020 11:01:57 AM
To: Councilmember.Hucker@montgomerycountymd.gov <Councilmember.Hucker@montgomerycountymd.gov>; Councilmember.Berliner@montgomerycountymd.gov <Councilmember.Berliner@montgomerycountymd.gov>; councilmember.albornoz@montgomerycountymd.gov <councilmember.albornoz@montgomerycountymd.gov>; Hilary Peabody <hilarypeabody@gmail.com>; councilmember.glass@montgomerycountymd.gov <councilmember.glass@montgomerycountymd.gov>
Subject: Proposed Changes to the Silver Spring Central Business District

I am writing to express my dismay at the proposal by the Montgomery County Planning Board to change the zoning parameters of the Silver Spring Central Business District.
This is being done in the typical highhanded way in which the Board and the Council usually deal with issues in the eastern portion of the county. This is not a new pattern. The County has repeatedly ignored the community's desires in making their decisions. I expect they will continue to do so.
While the county rebuilt old and unsafe schools in the western part of the county they drug their feet in building the new Blair high school. It was only with years of community pushback that the school was built.
The county's initial solution to revitalizing downtown Silver Spring was to bring in a "Mall of America" clone. That also took considerable effort to turn around. Its also notable that no effort was made then to develop a downtown with shops and housing as was done in Rockville. Instead the county tore down the Armory for a parking lot and bequeathed us with a cut-rate mall.
The Purple line will run right through multiple communities in the eastern half of the community until it then goes through parkland from Silver Spring to Bethesda in order to avoid any inconvenience to residents in Bethesda or Chevy Chase. The county repeatedly ignored community concerns and, in some cases, misled the community about what was actually planned.

And now, the county wishes to push out the Central Business borders into neighborhoods under an ill-defined proposal for "Missing Middle" housing. There is already considerable affordable housing in the downtown Silver Spring area, certainly more than in Chevy Chase, Bethesda, and Potomac. Maybe more efforts need to be made there. Potentially destroying stable middle income neighborhoods in close in Silver Spring under the guise of social equity is counter productive and only of benefit to the developers.

There is considerable vacant land available in the current Silver Spring Business District for development. A focus on developing high density and affordable housing will be much more effective in expanding the availability of affordable housing than a mish-mash of small infills.
I urge you to direct the Planning Board to postpone the June 4 meeting and direct them to shelve their proposals to expand the current central business district boundaries.

Chris Reese
717 Dale Dr.
Silver Spring, Md 20910

Attachments

Email

Re: June 4 Vote on Silver S...

E-mail

From ksamiy.soeca@gmail.com

To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc

Subject Re: June 4 Vote on Silver Spring downtown Boundaries

Date Sent **Date Received** 6/3/2020 11:50 AM

Hi Catherine, I also signed up Online to testify tomorrow, but I've not heard back. When will I know, or hear back? Get instructions?

Also what time is the meeting, and can I get a link to watch it remotely?

Thank you!

Kathleen Samiy

> On Jun 3, 2020, at 10:52 AM, MCP-Chair <mcp-chair@mncppc-mc.org> wrote:
>
> **Good morning,**
>
> **I am confirming receipt of your letter for distribution to the Planning Board and staff to review. I will disregard the previously submitted letter.**
>
> **Thank you,**
>
> **Catherine Coello, *Administrative Assistant***
> **The Maryland-National Park and Planning Commission**
> **Montgomery County Chair's Office**
> **8787 Georgia Ave, Silver Spring, MD 20910**
> **Main: 301-495-4605 | Direct: 301-495-4608 | Fax: 301-495-1320**
> www.MontgomeryPlanningBoard.org
>
> **From: Kathleen Samiy <ksamiy.soeca@gmail.com>**
> **Sent: Wednesday, June 3, 2020 9:56 AM**
> **To: MCP-Chair <mcp-chair@mncppc-mc.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>**
> **Subject: Re: June 4 Vote on Silver Spring downtown Boundaries**

Hello, please read this attachment. Throw the other I sent 10 min ago away, the other I just sent had a typo and a mistake.

Dear Chairman Anderson and Planning Director Wright,

Please see, read and share my letter with all decision makers on the Board.

I have presented reasons why it is vitally important to not expand the Downtown Master Plan Areas boundaries into the interior of the abutting and adjacent residential neighborhoods. This is not the right mechanism or the right time. And its consideration through this mechanism is fraught many problems as outlined in the attached letter.

--
Kathleen Samiy
Bennington Drive, silver Spring
past president Seven Oaks Evanswood Citizens Association
past Chair Purple Line committee evaluation of routes and alternative (BRT vs LRT vs Buses/no build)

On Wed, Jun 3, 2020 at 9:47 AM Kathleen Samiy <ksamiy.soeca@gmail.com> wrote:

> **Dear Chairman Anderson and Planning Director Wright,**
>
> **Please see, read and share my letter with all decision makers on the Board.**
>
> **I have presented reasons why it is vitally important to not expand the Downtown Master Plan Areas boundaries into the interior of the abutting and adjacent neighborhoods. This is not the right mechanism or the right time. And its consideration through this mechanism is fraught many problems as outlined in the attached letter.**
>
> --
> **Kathleen Samiy**
> **Bennington Drive, silver Spring**
> **past president Seven Oaks Evanswood Citizens Association**
> **past Chair Purple Line committee evaluation of routes and alternative (BRT vs LRT vs Buses/no build)**

--
Kathleen Samiy

Attachments

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Email

Item 7 June 4 agenda

E-mail

From Naomi Spinrad

To <MCP-Chair MCP-Chair>; County Council; MCP-Chair #; MCP-Chair@mncppc-mc.org

Cc Cindy.Gibson@montgomerycountymd.gov; Gwen Wright; Gwen Wright; Gwen Wright

Subject Item 7 June 4 agenda

Date Sent **Date Received** 6/3/2020 2:57 PM

Dear Chair Anderson, Vice Chair Fani-Gonzalez, and Commissioners Cichy, Patterson, and Verma:

I am writing in regard to Item 7 on the June 4 agenda, regarding the 4 options relating to expanding the boundaries of the Silver Spring CBD through administrative procedures via a minor master plan amendment.

I urge you to approve Option A. Although you may have the legal right to proceed, accepting any other option deprives the affected residents of an opportunity at the appropriate time in the lengthy process involving both the Planning Board and the County Council to be informed and to comment.

Additionally, changing the process in this way creates an unfortunate precedent for similar action regarding any other residential neighborhood adjacent to or within walking distance of a CBD.

It's important that changes like these be done transparently and with ample public involvement, particularly for those who may be affected by such a change.

So please, accept Option A. Thank you for your consideration.

Sincerely,
Naomi Spinrad
Chevy Chase West

Attachments

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There are no Attachments to show in this view. To get started, create one or more Attachments.

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Planning Board Members,

Please accept these comments on behalf of the undersigned Woodside Park residents that support expanding the boundary of the proposed Silver Spring Downtown Sector Plan to include neighborhoods within a reasonable walking distance of transit such as the Red and Purple Line and the Flash stations.

We understand that the Planning Board's staff plans to present four sector plan boundary options to the Board at the Board's June 4, 2020 meeting. We support all of the options presented, including Options C and D, which would add a portion of Woodside Park to the sector plan boundaries.

We understand that the Woodside Park Civic Association (WPCA) has indicated the organization represents 'over 600 households. In fact, many households in Woodside Park are not members of the WPCA. Also, some of the signatories to this letter are members of WPCA. WPCA does not represent their views on this issue. To the extent the WPCA objects to, or contends that more time is needed to consider, the expansion of the sector plan boundaries to include a portion of Woodside Park, the WPCA does not represent our views.

The Silver Spring Downtown Plan update is an opportunity for the Planning Board to promote missing middle housing and the "complete communities" concept proposed in **Thrive Montgomery 2050**. Mixed-use communities that allow different housing types for rent or purchase are more affordable and sustainable, enabling a diversity of incomes and housing preference to live without relying on a personal vehicle.

We suggest the inclusion of more affordable housing in our neighborhoods is essential for those who work in our community but cannot afford to live here;

a) The inclusion of more affordable housing in our neighborhoods will not reduce property values, given that study after study has discredited the notion that affordable housing lowers nearby property values;
b) The inclusion of housing at various price points is consistent with our desire to encourage transit use in and around Silver Spring; and
c) The current process has been reasonable and transparent.

Fran Bernstein, Midwood Road
Roy Blain, Luzerne Avenue
Michael Bodaken, Midwood Road
Michelle Desiderio, Luzerne Avenue
Monica and Ben Feit, Alton Parkway
Liz Hosford, Highland Drive
Michaela (Kay) Johnson, Noyes Drive
Kevin and Emily Kirby, Noyes Drive
Jonathan Kronstadt, Highland Drive
Rachel and Dan Levy, Noyes Drive
Ramona Matthews, Midwood Road
Lauren and David Mihalcik, South Mansion Drive
Patrick Thornton, Woodland Drive
Peggy Sand, Highland Drive
Gretchen Schafft, Noyes Drive
Michelle and Steve Schuster, Noyes Drive

Comments on Silver Spring Park Zoning and "Missing Middle Housing"

I am a 35-year homeowner in Silver Spring Park, residing on Grove Street at the Sligo Avenue end. Silver Spring Park, established in the early 1900s, is bounded by Sligo Ave (south boundary), Fenton St (west boundary), Bonifant St/Dale Dr (north boundary) and Piney Branch Rd (east boundary).

In 1985, my husband and I took a chance on a fixer-upper in a run-down neighborhood. We improved our property. We bonded with our neighbors to make our racially and economically diverse community into a supportive, connected neighborhood that is a great place to live and raise a family. We raised a son who is now grown and a homeowner in Montgomery County. My husband has passed away. It is a pleasure to see new generations of neighbors of racially and economically diverse neighbors move or be born into Silver Spring Park. That is why I am concerned by the apparent efforts of the Montgomery County Planning Department to consider and move forward with adjustments to the R60 zones in Silver Spring Park, among other areas.

First, it should be noted that Silver Spring Park homeowners and renters are more diverse, both racially, culturally, and economically, than other communities in this area. In Silver Spring Park, "missing middle" housing options are not missing under the current zoning structure; there are duplexes, triplexes and small apartment building with rental options at many price points. "Missing Middle housing types range from small lot bungalows and bungalow courts to duplexes, tri and quadplexes, and from townhouses and stacked flats, to small-scale apartment buildings. . . . Missing Middle building types help create a moderate density that can support public transit, services and amenities within walking distance." Our neighborhood already includes these.

There are more rental apartments in our neighborhood than single-family homes, but our neighborhood is characterized by mature trees, green space on lots and space for attractive landscaping and gardens. The vegetation canopy helps with cooling and a streetscape that contributes to mental health and the fight against global warming. To increase density among the contiguous single-family houses would destroy the character of our neighborhood. Currently, the Montgomery County Zoning Code, Chapter 59.4.4.1 B. *Residential Capacity* allows a homeowner to build on 30% at most of their lot and must keep height and setbacks compatible with the current neighbors.

I have seen the density in such developments as Chelsea Court and understand the impact zoning changes would have to Silver Spring Park. I have been a strong supporter of the ArtSpace development directly across from my house, but note that it is a full story taller than the plans our neighborhood association approved. In order to retain compatibility in scale with Silver Spring Park single-family homes, I strongly oppose any changes to height and set-back requirements and density based on FAR in order to accommodate any proposed "moderate density housing."

Silver Spring Park is a model of a successful diverse community built by people of different races, religions, cultures, education, and economic resources. The Montgomery County Planning Department should not seek to exploit our success by destroying it.

Second, I am concerned and made suspicious by the timing of this development review process to adjust R60 zones in Silver Spring Park and recommend boundary changes to the Silver Spring Downtown Plan. Significantly expanding a CBD / CRN Zoning Area master plan boundary through an administrative process without notification of property owners, public participation, or council oversight is unprecedented. Due to the pandemic, most civic associations are not able to meet, discuss, debate, write resolutions or vote during this time. Further, moving forward with zoning and boundary changes during a "lockdown" (a state action) will have significant negative financial effect on the members of our community, resulting in violations of the Fifth and Fourteenth Amendment of the US Constitution triggering a 42 U.S. Code § 1983 Action.

It appears that that the term "missing middle housing" being used as an excuse for "take over" that would allow developers, with the help of Planning, to acquire more property, even though much of the recently built apartments in Downtown Silver Spring are still empty. I would suggest that if the "missing middle" were of high concern to the Montgomery County Planning Department, developers would have been required to provide for it in the Silver Spring CBD rather than focusing on the luxury market. Due to the economic disaster brought on by the Covid-19 pandemic, it is conceivable that single family homeowners will default on their mortgages and numerous properties will be foreclosed. If the CBD / CRN Zone boundary is hurriedly changed, it can be seen that Planning, as well as the Montgomery County Council, are possibly allowing and encouraging eager real estate speculators, large corporate landlords and venture capitalists to swoop in, buy distressed properties, build rental apartments (the only profitable building type investors build) and drive down single family homeownership in a neighborhood that does not have the resources of an area such as Bethesda that has more money and lawyers to fight neighborhood destruction.

In conclusion, I am supportive of allowing owner-occupied/landlord duplexes within the current height, set-back and lot percentage zoning rules in Silver Spring Park that maintain the old growth tree canopy in our neighborhood. I do not support changing the boundary lines and increasing density through zoning or boundary changes in Silver Spring Park.

Katherine J. Napierala
8109 Grove Street

June 3, 2020

Dear Montgomery County Planning Board:

My name is Aaron Johns, and I am a homeowner who will be directly affected by all of the proposed boundary changes. I live on the north side of Bonifant Avenue in East Silver Spring, directly behind the Option A parcels. I must strongly urge you to reject any proposed expansions of the Downtown/CBD boundary whatsoever.

It's critical to note that none of the adjacent and directly-affected property owners have been consulted about any of the proposed plans, including the initial 'minor' Option A. Additionally, many submitted comments have said "Vote for Option A, don't have expansion", yet *not one of those commenters* are actually affected by the actual expansion in Option A – **I am, and I say NO**! It is paramount that all affected parties be a part of the conversation, especially given a perceived conflict of interest of St. Michaels looking to drive up the value of an underutilized property by having it deemed 'downtown'. Those of us affected must be allowed to speak on whether we wish to be part of the downtown boundary in the first place, or suddenly directly adjoining downtown as my property could also become. I tell you I want neither – I sought out a home to be accessible to downtown, not in it. When I have guests over, they all remark how wonderful it is that I live in a peaceful residential neighborhood but have such easy access to downtown; that is why we live here!

I agree with others that we need to find solutions to the "missing middle" problem. Just last year one of my closest friends of over 25 years recently had to move to Wheaton when his family outgrew their apartment in downtown Silver Spring; despite earning low-six-figures they couldn't afford a house within walking distance of downtown, and had to give up the walkable Silver Spring lifestyle they loved so much. New housing options are needed in and around Downtown Silver Spring, but the proposed boundary changes will neither solve the underlying zoning problem, nor gain the backing of the surrounding residents needed to enable the success of this long term plan and Silver Spring. Many neighbors and experts agree that the most successful path is to keep the adjoining residential plan areas residential and explore new zoning concepts within South & East Silver Spring, Woodside & Woodside Park, in partnership with the current residents. We bought our homes in a residential neighborhood near downtown, not <u>in downtown</u>.

More importantly, defining a larger area as 'Downtown', as the board seems want to do, is the polar opposite of creating 'missing middle' denser housing that is conducive to an affordable family-friendly lifestyle in-close to transit and amenities. 'Downtown' means big buildings, whether commercial, residential or mixed use, it does not mean quiet family living; this has already been acknowledged by the mirroring of the CBD and Downtown districts. The Planning Board itself has already acknowledged this in the East Silver Spring Master Plan: "Recognize that the Silver Spring Central Business District is a community-oriented downtown for the surrounding residential neighborhoods, including East Silver Spring …".

And therein lies the solution to the problem! Let downtown stay downtown, and let's explore changes in the adjoining residential zones to develop more family-friendly, neighborly ways of providing more affordable housing. But keep them residential! Once a region is defined as 'downtown', that stigma will color all future discussion. Even Wikipedia notes that downtown is "…marked by a cluster of tall buildings, cultural institutions and the convergence of rail transit and bus lines".

Per email from Casey Anderson, "The Planning Board made clear that its interest in broadening the geographic scope of the plan is not about a desire to expand the commercial core of downtown Silver Spring into the surrounding neighborhoods. The Board simply wants to be able to consider zoning concepts that would allow missing middle housing in areas within a short walk of the jobs, retail, transportation." If this is true, there is no reason to expand the Downtown boundary at all; in fact it's explicitly contradictory. All that's needed is for staff to consider the Downtown and all adjoining residential master plans in-aggregate for this new work program.

If you want to encourage more closer-in, accessible residential, as many agree we need, then keep the land and the plan residential and fix the zoning challenges in East Silver Spring, Woodside Park, and other adjoining neighborhoods. To quote well-respected local realtor Liz Brent in her comments on this action "**We must release the market from the stranglehold of single family zoning in neighborhoods like East Silver Spring."** I agree, but it needs to be done in ways that complement the neighborhoods, not destroy them. I'd be perfectly content with a adding reasonable, height-constrained construction into the mix, such as duplexes, modest-sized townhouses – NOT the mansions on Ellsworth Place – and even up to 8-unit 2-story garden condos and/or apartments, as long as they're owned by members of the community – aka neighbors – not corporate conglomerates.

More specifically to the plan's impact on my home, I vehemently object to the inclusion of the St. Michaels parcels south of Wayne Ave as part of 'Downtown'. They are directly in my backyard, and significant changes there could drastically affect my peace, quiet, and enjoyment of my home. I additionally object just as strongly to my property being included in 'downtown'. Doing so would enable easier future re-zoning to uses that are inconsistent with a peaceful residential neighborhood, whether they be commercial, high-density residential, or mixed-use.

The St. Michaels parcels are currently zoned R-60, as they should be in a residential neighborhood. While the former-school/community-center usage and associated parking and recreational spaces are fine uses in a residential area, once the parcels become 'downtown' there will be far less reason not to re-zone them later into something more consistent with downtown usage, aka tall buildings. There is no benefit whatsoever to St. Michaels of those parcels being 'Downtown' instead of in East Silver Spring, other than an easier re-zoning later to something permitting dramatically much larger construction – to the detriment of the neighbors. They've already closed the school, and the building seems lightly-used now, so this raises concerns for me and several neighbors that a sell-off to a big developer might be on their minds – and having it already be 'downtown' would be greasing the skids.

Given the traffic, and future Purple Line impacts, down the middle of Wayne Ave creating significant barriers to mobility across the street, the fact that those parcels are in common ownership with properties on the north side is utterly irrelevant, as they cannot be used as a single adjacent or contiguous property in any manner. By comparison, making the southern parcels 'Downtown' has significant future negative impact for those of us on Bonifant St who back to those parcels, not only in property value, but in long-term peace and enjoyment of our homes.

I recognize that this sounds like the epitome of NIMBY-ism, given that I am literally discussing my back yard. That said, I carefully researched the St. Michaels parcels before buying my home, and was relieved to see they were residentially-zoned and part of the East Silver Spring plan. I bought a house in poor condition, and have invested a lot of energy to make it my home, based on a not-insignificant consideration of having a reasonable amount of privacy to enjoy my backyard with family and friends, and the character of the neighborhood I liked. Making those parcels 'downtown' would be the first step in destroying the value and peace I find at home.

I implore the board to re-consider HOW you seek to improve housing accessibility in transit-friendly areas. You've said you want accessible, family-friendly housing – that means it is a residential area, and should be treated as such in the master plan. Work within that definition to limit "McMansion'ing" conversions of existing properties and encourage neighbor-friendly moderately-denser re-development. People have paid premium prices for homes in these neighborhoods in comparison to many other neighborhoods, due precisely to their proximity, and have invested in major improvements to their homes with the expectation that they would stay in a residential neighborhood, not have their house transported to an urban zone. Encroaching 'Downtown' into the residential neighborhoods will fundamentally alter their character for the worse.

Sincerely,
Aaron M. Johns
821 Bonifant St
Silver Spring, MD 20910

Edgemoor Citizens Association

P.O. Box 30459
Bethesda, MD 20824-0459
www.edgemoorcitizens.org

June 2, 2019

Casey Anderson
Chairman, Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Chairman Anderson,

I am president of the Edgemoor Citizens Association—the civic organization representing more than 500 households in the Edgemoor, Bradley Village and Bradley Hills neighborhoods of Bethesda. I'm writing to express our community's concern about the Planning Board's proposed redrawing of the boundary of the Silver Spring Central Business District through a simple administrative action, without any significant public notice, outreach or comment.

Although the Board appears to be leaning toward a relatively minor change to the boundaries, no change should be made without thorough public input. As is the case in Downtown Bethesda, the Silver Spring Central Business District is surrounded primarily by residential communities. Any change to the boundaries has an impact on those communities, and the extent of the impact can only be assessed by involving those communities in the process. This action would allow the Board to effectively rezone residential areas without community or County Council involvement. We hope you will decide not to take this step.

I would be glad to discuss the matter with you or your staff. You can contact me by email at president@edgemoorcitizens.org.

David Barnes
ECA President

June 1, 2020

Casey Anderson, Chair
Commissioners
Montgomery Planning Board
Silver Spring, MD

Dear Chair Anderson and Commissioners,

I urge you to **select Silver Spring CBD Master Plan boundary Option A** described as following the 2000 plan boundary plus some St. Michael's parcels. I have two reasons for urging you to vote for **Option A**. I oppose any attempt to use an administrative procedure to significantly change the boundaries of the Silver Spring CBD master plan because it **excludes public notification, participation, and council oversight**. Planning Board's stated intent to expand the CBD boundary is to experiment on residents' single most valuable asset with **"missing middle," a concept and vision with no supporting regulatory framework or financial incentives to assure incremental, affordable, and sustainable infill development.**

1) **I oppose any attempt to use an administrative process to significantly change** the boundaries of the Silver Spring CBD master plan with the explicit purpose of increasing density in surrounding stable residential neighborhoods. Administrative actions by the Planning Board **exclude public notification, outreach, participation, and council oversight** processes and protections of a typical master plan update, ZTA or map amendment.

   Back in 2018, the **County Council originally approved adding to Planning staff's workplan the Silver Spring CBD as a "minor master plan amendment**," focusing on South Silver Spring. Since that council approval, there have been no public or written statements on significantly expanding the CBD plan boundary until the March 26 Planning Board meeting (held virtually under pandemic guidelines). And there has been no public outreach in the two months since the board asked staff to come up with boundary expansion options.

   Impacted neighborhoods found out only recently about the boundary expansion vote. Everyone is under a lot of stress dealing with the all consuming effects of the pandemic - keeping families healthy, keeping financially afloat, and educating kids at home. **The news about hundreds of homes being "annexed" into the CBD created a lot of confusion, angst, and a great deal of distrust of the**

Planning Board. Even if an administrative procedure such as a scope approval did take into consideration residents' views, local communities have not been able to meet, receive accurate and complete information, discuss, and vote.

Although master plan boundaries are often tweaked here and there, the **annexation of whole neighborhoods into a CBD is unprecedented.**

2) At the March 26 Planning Board meeting, the stated purpose of the residential neighborhood annexation was to proof "missing middle" housing. The "missing middle" concept is not ready for prime time. **I object to the exploitation of Seven Oaks Evanswood's and East Silver Spring's small lots and modest homes as Planning's testing ground for a conceptual and aspirational zoning type. No regulatory framework or financial incentives exist** to realize MM's goal that could increase density 4 to 8 times current levels. If affordable housing and racial equity are goals, there is nothing in the county's zoning code or regulations or law that require or encourage those goals to be met.

   Neither triplexes nor fourplexes are a housing type in the zoning code, and anyway, Planning staff have labeled them as a housing type developers don't want to build. **Lot coverage and environmental protections have not been developed** to both accommodate considerably higher densities and preserve the precious mature tree canopy. **Absent from county laws are any incentives** for property owners or small builders to create duplexes or other types of "missing middle" at an acceptable rate of profit, or at a cost that allows them to rent to low income residents. Without clearly defined form, setback, lot coverage, heights, and stronger tree laws to guide incremental densification in stable residential neighborhoods, you create the environment for the larger developers to come in with more high priced luxury housing. The large developers are looking for the last "greenfield" through infill opportunities and **seeking a 40% ROI (Planning's number) and can only profit by building structures to maximum densities**, that tower over the house next door clearcutting the property to the lot lines with the type of housing that better belongs in a city.

   Some "missing middle" types are already allowed in R60 zones. For example, what is being done to make ADUs affordable and convince property owners to rent them long term as opposed to the much more profitable short term/AirBnB? These are the challenges the Planning Department and county should be working on if they want to prove "missing middle" can work.

I read the Chair's explanation that we need more racial equity in Silver Spring and the county. I would like to hear how "missing middle" leads to racial equity without laws, regulations and incentives in place. I wonder **why the recently approved Bethesda CBD Sector Plan did not expand its boundaries into the high priced neighborhoods ½ mile walk from the Bethesda transit hub.** Even though the "missing middle" concept had not been articulated in 2014 when Bethesda master plan boundaries were defined, certainly the county had an affordable housing crisis then (the county's annual Affordable Housing Conference started back in 1991), and a few of the denser zoning and housing types recommended in the MM report existed, e.g. townhouse zones and duplexes. Why did the recently approved Forest Glen master plan boundary exclude increasing density in the R60 neighborhoods within ½ mile walkshed from the Red Line station? This points to planning through capricious impulses, not the vetted, thoughtful, and legally supported process the county's residents deserve.

Lastly, I must mention the **May 2020 pipeline report which shows 4,189 approved but unbuilt residential units in the Silver Spring CBD**. Enhancing the Silver Spring CBD Master Plan within the boundaries recommended by Planning staff (**Option A**) will create many more opportunities for residential housing both market rate and affordable. Focus on that opportunity while staff and communities work through the General Plan process, and county, council and PB build an infrastructure to achieve a broad range of stated goals.

In conclusion, I oppose the push to increase densities in stable middle class neighborhoods without notification, outreach and participation. I oppose using an idealized but non-existent concept to allow significantly greater densities that will allow large developers who value profits over style or character to exploit local neighborhoods. Let the planners work through the General Plan collaboratively with residents, and implement a countywide holistic development process. **Again, vote for Option A which keeps the 2000 CBD plan boundaries plus St. Michael's properties.**

Jean Cavanaugh
Past President, SOECA (writing as individual)
9207 Worth Ave
Silver Spring, MD 20901

MONTGOMERY
PRESERVATION

Post Office Box 4661
Rockville, MD 20849-4661

Web: www.montgomerypreservation.org
Email: mpi@montgomerypreservation.org

June 2, 2020
Testimony re Proposed Scope of Work on Silver Spring Downtown Plan

Dear Chairman Anderson and members of the Planning Board:

Montgomery Preservation Inc. (MPI)) and Silver Spring Historical Society (SSHS) are submitting comments in advance of the June 4 Planning Board meeting to consider a proposed scope or work, notably boundary options, for the Silver Spring Downtown Plan. MPI is the countywide preservation nonprofit, and SSHS' mission is to preserve architectural and historical resources of downtown and nearby areas of Silver Spring.

We were pleased to see in the proposed Scope of Work that staff recommends reviewing the 2002 Historic Resources Survey Report of the Silver Spring CBD. For the planned updated survey, please allow ample time for input from the HPC and staff as well as preservation and civic organizations. Silver Spring has lost valuable architecture in recent years. The 2002 survey covered structures both within and just outside the CBD, selecting some to list on the Master Plan for Historic Preservation. We have identified a few that should be listed, and will look into this further as the process proceeds. Examples are St Michael's School, the Silver Spring Adventist Church on Colesville Road, the Professional Arts Building on Eastern Avenue – and even the current Planning Board building (the latter two mentioned in the 2002 survey as structures to consider when they reached the age of 50). Mid-century Modern is nationally acknowledged as important architecture to preserve.

The neighborhoods surrounding the Silver Spring downtown have a rich history of providing secure, attractive homes for generations of residents, as well as non-residential historic buildings. You know the decades-long civic commitment here. The homes and other buildings are not inordinately large, and many are sturdy cottages constructed early in the last century. Like the core, the surrounding area contains a number of early to mid-century buildings (e.g., St. Michael's School) of aesthetic, architectural, and historic merit that greatly contribute to the character of the community.

We are opposed to expansion of the CBD into the neighborhoods and the upzoning that will surely follow. CR zoning in a master plan might not make teardowns inevitable, but would definitely enable redevelop-ment. It's easy to envision homeowners beginning to sell off their homes, fearing that others may take this step, that increased land values may increase property taxes, and that their neighborhood's physical character is likely to change.

We prefer that you defer a decision on boundary options until such time as citizens can more easily participate, not during a pandemic. In any case, we urge you to apply The Missing Middle concept in the General Plan and not so quickly select this one community where architecturally valuable homes and other structures that are part of the community identity have served residents for multiple decades.

Sincerely,

Eileen McGuckian, President
Montgomery Preservation Inc.

Jerry A. McCoy, President
Silver Spring Historical Society

MARYLAND BUILDING INDUSTRY ASSOCIATION
11825 West Market Place | Fulton, MD 20759 | 301-776-6242

Casey Anderson
Chair, Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Silver Spring Downtown Plan Boundary

Dear Chair Anderson and Planning Commissioners,

The Maryland Building Industry Association is in support of housing affordability and to that end, we **support expanding the boundary of the Silver Spring Downtown Plan** to include neighborhoods within a reasonable walking distance of Metrorail, Purple Line, and Flash stations.

Today in Silver Spring the downtown CBD ends abruptly adjacent to single family homes. Silver Spring would greatly benefit from "gentle density" connecting high-rise clusters with lower density neighborhoods. The opportunity to encourage a variety of housing choices through a gentler transition is one that we encourage. Right now, an aging, single-family house can be torn down and be replaced with a new home, but the option to build a duplex or triplex alternative is not permitted. Please consider permitting slightly more density and assemblage of lots to permit housing choices. The Silver Spring Downtown Plan update is an opportunity for the Planning Board to embrace the "missing middle," and the new "complete communities" concept proposed in Thrive Montgomery 2050.

Mixed-use communities with different types of homes to rent or buy are more affordable and sustainable, enabling people from all walks of life and all incomes to live without having to rely on a personal vehicle. Like many who want to buy a home, buyers want to live close to transit and jobs in order to have a high quality of life. These are also primary goals for the county and are key to our economic competitiveness. Increasing the housing opportunities near transit hubs and Activity Centers is important for the future growth of Montgomery County.

Thank you again for your consideration and we urge you to expand the boundary for the Silver Spring Downtown Plan and prioritize housing affordability and diversity.

MARYLAND BUILDING INDUSTRY ASSOCIATION
11825 West Market Place | Fulton, MD 20759 | 301-776-6242

If you have any questions or concerns, please contact Griffin Benton, Director of Government Affairs at gbenton@marylandbuilders.org or (202)-815-4239.

Respectfully,

Sylke Knuppel , PE
Chair, Montgomery County Chapter

cc: Montgomery County Planning Commissioners

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SIERRA CLUB
MONTGOMERY COUNTY, MD

May 20,2020

Mr. Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue,
Silver Spring, Maryland 20910

Letter from SC to Planning Bd re: Silver Spring Downtown Plan boundary

Dear Chair Anderson and Planning Board members –

Sierra Club strongly supports Montgomery County's efforts to address climate change by actions that will reduce greenhouse gas emissions. One of the key routes to move forward is by locating most new housing units in attractive mixed-use, mixed-income neighborhoods within walking distance of a transit station – and by assuring that much of this housing is affordable.

The Silver Spring Downtown Plan, which is on your plate right now, offers a good opportunity to make progress on both more total housing units and more affordable housing units in thriving downtown Silver Spring – exactly the right sort of location.

In order to maximize the positive impact of the Silver Spring plan, we urge you to expand the central business district boundaries of downtown Silver Spring – to include all land within a reasonable walk of Silver Spring's Metro station, its Purple Line stations, and its future BRT stations. In conjunction with such expanded boundaries, we urge the Planning Board to include "missing middle" housing as part of the plan in areas near the outer boundaries.

Such a Silver Spring plan would enable more housing units to be created in the wonderful walkable downtown Silver Spring; and many of these smaller "missing middle" units would be affordable. The beneficiaries of this approach would be both the people of Montgomery County and the planet!

Sincerely,

Shruti Bhatnagar, Chair
Sierra Club Montgomery County, MD
Shruti.bhatnagar@mdsierra.org

Dave Sears, Land Use Chair
Sierra Club Montgomery County, MD
davidwsears@aol.com

SIERRA CLUB
MONTGOMERY COUNTY, MD

Mr. Casey Anderson
Montgomery County Planning Board
8787 Georgia Avenue,
Silver Spring, Maryland 20910

June 3,2020

Letter from SC to Planning Bd re: Silver Spring Downtown Plan boundary

Dear Chair Anderson and Planning Board members --

This is a follow-up to the letter we sent you on May 20 re: the Silver Spring Downtown Plan boundary. We have attached that letter here, which provides the full rationale for our position. In brief, the Sierra Club's position is that the plan boundary should be expanded "to include all land within a reasonable walk of Silver Spring's Metro station, its Purple Line stations, and its future BRT stations." (This would be Option D presented in the May 28 "Plan Boundary Study.").

We firmly believe that all land use should be revisited when there is new information or new goals associated with the County's direction. Your recent housing assessment showed a dire picture of the future of Montgomery County's housing if we don't expand and diversify housing options. The County Council's Housing Resolution and Economic Development resolutions suggest that we need to revisit how we are growing as a county. We also know that we need more and more diverse housing options near transit.

With this in mind - It is only reasonable that the Planning Board should give very serious consideration to such boundary expansion, since this is an important way to expand Montgomery County's ability to address a) climate change and, simultaneously, b) the severe shortage of affordable housing in transit-served neighborhoods that adversely effects low income residents and poses affordability challenge for young generation families in Montgomery County.

We hope that you will see this boundary expansion as a key part of your responsibility as civic leaders.

Sincerely,

Shruti Bhatnagar

Chair, Sierra Club Montgomery County
shruti.bhatnagar@mdsierra.org | 240.498.3459

East Silver Spring Citizens' Association (ESSCA)

737 Silver Spring Ave
Silver Spring, MD 20910
(240) 429-2506
esscaprez@gmail.com
eastsilverspring.org

June 2, 2020

Dear Chair Anderson,

We are writing in response to the "Silver Spring Downtown Plan" agenda item for the Planning Board's June 4 meeting.

Of the four options developed by the Planning staff for adjusting the Silver Spring Downtown Plan's planning boundary, a majority of the ESSCA Board and Chair of our Planning, Zoning, and Public Works Committee **recommend Option A**.

We believe Option A will take a more holistic approach to increasing housing diversity, supply, and affordability throughout the County. A County-wide plan to address missing middle housing is an important step toward realizing Thrive Montgomery 2050's "housing for all" goal.

In addition to being the Planning staff's recommendation, Option A also provides the most equitable path to addressing our affordable and attainable housing issues and recognizes that our economic and community realities post-pandemic will be very different than they were even two months ago.

We urge the Planning Board to approve Option A, and clearly identify the County-wide next steps proposed through this option.

Tim Haverland, ESSCA President on behalf of the ESSCA Board

June 1, 2020
Montgomery Planning Board

Dear Chair Anderson and Commissioners:
I urge you to **vote for Option A** as the scope of work for the Silver Spring CBD Master Plan as recommended by Planning staff. I object to the other options which would expand the work scope in order to experiment with zoning in our community without any regulation or financial incentives to ensure that it results in affordable housing. The stated purpose of this expansion (March 26 hearing) was to prove the ”missing middle” concept.

Really. Rezoning by anecdotal guessing is how Planning proves a zoning need. Then why are we paying so many professional planning staff to study, analyze and recommend a framework for missing middle in the General Plan?

Goal of Racial Equity Rings Hollow

Silver Spring is one of the most diverse communities in Montgomery County – racially, ethnically and economically. Exploiting this community as a testing ground for the concept of missing middle is insensitive at best and biased at worst and may violate the County Council’s Racial Equity Bill. The General Plan will define the framework of the missing middle and it will be applied equitably across the County. I urge you to have the patience to wait for the General Plan.

Lack of Public Notification

Planning Staff presented their work scope plans (currently Option A) at a well-attended ESSCA meeting in January 2020. ESSCA posted the information on their listserv, facebook and in 700 newsletters that were hand-delivered to residents of East SS. On March 26, the Planning Board demanded that the scope be expanded to include surrounding neighborhoods. In the months following, NO attempt was made to reach out to ESSCA or this neighborhood to inform them of this expanded work scope which

could create a major change to the character of these neighborhoods. This lapse, however unintentional, left the community scrambling for information and with the lockdown prohibiting civic meetings, it was impossible to reach the majority of our neighborhood. Therefore, many residents received this information too late to respond in time for the June 4th hearing.

Experimenting with Upzoning of Communities is Arbitrary and Unprofessional

Within the ESSCA boundaries we have more multi-family units than single family homes. East SS has the perhaps most diverse housing stock of any in the entire County. This 100-year old community has grown to include SFH, apartments, condos, townhouses, ADUs, duplexes and four new affordable housing buildings. The character of this neighborhood is mentioned as often as is location; it is the reason residents live here and homeowners have invested. This community deserves better treatment than being used in a cavalier way to prove a concept that hasn't been defined.

I urge you to vote for Option A as the work scope of the SSCBD Master Plan.

Karen Roper (writing as individual)
7911 Chicago Ave
Silver Spring, MD 20910

Woodside Park Civic Association

Casey Anderson
Chair
Montgomery County Planning Board
8787 Georgia Ave
Silver Spring, MD 20910

1 June 2020

Dear Mr. Anderson:

On behalf of the Woodside Park Civic Association (WPCA), representing over 600 households, I am writing to express concern over the process for potentially expanding the boundary of the Silver Spring Downtown Plan with minimal community input. WPCA urges you to seek public input prior to making a boundary change, by public hearing and other mechanisms.

Our neighborhood e-mail list has been overrun with messages on the topic of a boundary change affecting portion of Woodside Park along Colesville Road. There have been thoughtful and compelling arguments for and against a potential boundary change affecting Woodside Park shown in Options C and D in the staff report “Silver Spring Downtown Plan, Plan Boundary Study” dated 4 June 2020. It is clear from the e-mail debate, which is our only practical community communication mechanism during Covid restrictions, that there has not been adequate time to process the potential implications of a boundary change. The North and West Silver Spring Master Plan has not been updated since 2000, meaning that even longer-term residents have not engaged in zoning discussions regarding Woodside Park with the Planning Board for at least two decades.

WPCA does not take a position on a potential boundary change for the Downtown Plan at this time, but instead requests a customary comment period and public hearing to allow for time for Woodside Park residents to learn about the potential changes, discuss them with their neighbors and share their perspectives with the Planning Board.

Sincerely,
Jeremy Good, Secretary, for
Adriana Gonzalez, President
Woodside Park Civic Association
1505 Grace Church Road
Silver Spring, MD 20910

Cc:
Gwen Wright, Planning Department Director