

From: [REDACTED]
To: [MCP-Chair](#)
Cc: [Bossi, Adam](#)
Subject: Testimony for 6/26 Meeting, Agenda Item 8 (8676 Georgia Avenue)
Date: Sunday, June 22, 2025 10:55:10 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

8676 Georgia Avenue – Site Plan and Preliminary Plan Amendment

Preliminary Plan Amendment: 12023015A

Site Plan No. 820250050

Dear Chair Harris and Planning Commissioners:

I am writing in support of the proposed development at 8676 Georgia Avenue, which my neighbors generally refer to as the “Tastee Diner redevelopment.” My family and I were regulars at the diner before its sudden closure. Our favorite server, Zizi, can probably still remember all of our regular orders. At the time, we were saddened that the closure was so sudden and that the community was not given a chance to rally around the diner and perhaps move it to another location where it could continue operating (as was done in 2000). That said, sometimes big changes mean big opportunities. I have followed the progress of this redevelopment and have reviewed the latest plans. What Roadside plans to build would be an enormous asset to our community—and the icing on the cake is that the Tastee Diner building will get a new life.

A few quick words about me as background—My family and I are homeowners near Sligo Creek and Colesville Road and we have lived in the area for 10 years. I serve as President of the Seven Oaks–Evanswood Citizens Association (I am writing this letter in my personal capacity). I am a Ph.D. economist with a background in urban public policy, who has previously worked in municipal economic development for two large Texas cities.

I am always excited to see new investment in Silver Spring, but this project stands out for delivering on many fronts—not just hundreds of new homes, not just dozens affordable units, not just an inviting retail space ready for a grocer, not just an evolved version of the Tastee Diner car ready for a new restaurant, but a lovely building that will serve the needs of its residents as well as the aims of the larger community.

The Planning Board has established a strong vision for the future of Silver Spring through the Silver Spring Downtown Master Plan and the Thrive 2050 General Plan that guided it. This building beautifully matches that vision at street level and will also stand as an eye-catching gem in the skyline—reminding the whole region that Silver Spring is a growing, vibrant community.

I am acutely aware that some national homebuilders have recently declared Montgomery County to be an area that is not desirable for multifamily construction and investment. I think that makes it all the more significant that Roadside Development, a locally-based firm with some roots in Silver Spring, is moving forward here. This gives us all an opportunity to show how current and future neighbors, the local government, and a homebuilder can work together for mutual benefit. This may signal to others that the headwinds for investment in Montgomery County are not so dire. In any case, this is the type of redevelopment that has the potential to spur additional investment and revitalization nearby—as has been the case at

City Ridge (the former Fannie Mae headquarters site in DC) and the O Street Market in Shaw, two of Roadside's other recent projects.

I am excited for this project to come together, and I am excited for what it means for the future of Silver Spring. While it is sad to lose a neighborhood institution like Tastee Diner, I look forward to the new community assets that will spring up within and around 8676 Georgia Ave. I strongly support this project, and I hope that the Planning Board will do what it reasonably can to smooth the way for the project to proceed.

All the best,



406 Hamilton Avenue
Silver Spring, Maryland 20901