

Comment Summary for the Silver Spring Downtown and Adjacent Communities Plan

Comments received between 11-2-2021 and 12-1-2021, including testimony received at the public hearing

	Issues/Property	Testimony or Comments	Staff Response
1	General	Support for Public Hearing Draft <i>National Capital Planning Association, Coalition for Smarter Growth, Seabury at Springvale Terrace, Michael English, Liz Brent, Carolyn Lampila, Dan Reed, Michael Bodaken, Tina Slater, Katherine Lucas McKay, Dave Sears, Logan Arkema, Kate Davidoff, Alyssa Picard, Kristin Mink</i>	Comment received.
2	General	Appreciation for public engagement throughout planning process. <i>Seabury at Springvale Terrace, Harvey Maisel</i>	Comment received.
3	General	Concern that the current draft plan does not go far enough and continues to maintain the status quo/"suburban mentality." <i>Gray Kimbrough</i>	Comment received.
4	General	Concern that Plan does not address pandemic issues, contribute to the construction of new affordable housing concerns and is a Plan for developers, rather than those who live in the plan area. <i>Dave Souders, Cheryl Gannon</i>	Comment received
5	General	Concern that Plan moved forward during the Pandemic. Concerned that this plan is moving forward without the County Council adoption of Thrive Montgomery 2050 and the Attainable Housing Strategies Initiative. <i>Meredith Wellington, on behalf of the County Executive</i>	Comment received.
6	Connecting the Districts (3.2)	Support for Green Loop. <i>Elizabeth Davenport, Chelsea Heights HOA, Benjamin Bradley</i>	Comment received.
7	Boundary - Adjacent Communities	Request for the Adjacent Communities to be removed from the Plan. <i>John Parish (Woodside Park), Robert Oshel, Joyce Nalewajk, Montgomery Preservation, Roberta Steinman, Dave Souders, Roberta Faul-Zeitler, Brenda Freeman, Ellen Sands</i>	Comment received.
8	Land Use and Zoning (4.1), General	Concern that Plan is managing change rather than creating a new inspiring vision for Silver Spring. Request that the plan celebrate and grow nightlife in Silver Spring. Urge the plan do re-zone the autozone, an ideal location for the expansion of nightlife. Concern that there was little engagement from non-white residents in the planning process. <i>Dan Reed</i>	Comment received.

9	Land Use and Zoning (4.1)	Request for Plan to go further to incentivize denser development, including the elimination of parking minimums and height limits. <i>Zachary Weinstein, Gray Kimbrough, Ronit Dancis, Benjamin Bradley</i>	Comment received.
10	Land Use and Zoning (4.1)	Support for more density to be added in Silver Spring, as an extremely transit-rich area and given the urgency of climate change. Support for the inclusion of the Adjacent Communities within the plan boundary. Support for the smart growth principles in plan. <i>Dave Sears, Alyssa Picard; Ronit Dancis, Action Committee for Transit</i>	Comment received.
11	Land Use and Zoning (4.1) Adjacent Communities	Concern about Plan's negative impacts on Adjacent Communities, including destruction of historic housing, loss of tree canopy and addition of higher densities. <i>John Parish (Woodside Park), Michael Gurwitz and Maria Schmit (SOECA), Roberta Faul-Zeitler; Bill Scanlan, Woodside Civic Association;</i>	Comment received. This Plan is relying on AHS for recommendations re: changes to the R-60 zone.
12	Land Use and Zoning (4.1) Adjacent Communities	Request for plan to go further to allow more dense housing types within the Adjacent Communities. Urge for the Plan not to rely on Attainable Housing Strategies recommendations as the timeline for adoption of those strategies is unclear. <i>Jane Lyons, Coalition for Smarter Growth; Michael English; Carolyn Lampila; Gray Kimbrough; Kate Davidoff; Ron Basumallik; Dan Reed</i>	Comment received. This Plan is relying on AHS for recommendations re: changes to the R-60 zone.
13	Land Use and Zoning (4.1) Adjacent Communities	Opposition to the Plan's Missing Middle Housing and re-zoning components. <i>George French</i>	Comment received. This Plan is relying on AHS for recommendations re: changes to the R-60 zone.
14	Land Use and Zoning (4.1) Adjacent Communities	Concern that inclusion of Adjacent Communities in the Plan boundary is a land grab. Disagrees with Plan's 10-15 minute walk to Metro and lack of consideration of telework. <i>Brenda Freeman</i>	Comment received.
15	Land Use and Zoning (4.1)- 8040 13th St.	Request for 8040 13th St. to have the same maximum building height of 150 ft. across all three parcels, which would require clarification in the updated South Silver Spring Overlay Zone. <i>Heather Dlhopsky on behalf of NRP, owner/developer of property; Ben Audrain</i>	Comment received. Staff will review zoning for all parcels during Planning Board work sessions.
16	Land Use and Zoning (4.1)- 8551 Fenton St.	Request that 8551 Fenton St. be identified as an opportunity site and receive a base zone of CR-8.0 with equalization of the C and R, H-200', with allowance of the BHIZ to increase height. Urges maximum height under BHIZ not to be determined through Design Advisory Panel. <i>Laura Tallerico and Barbara Sears on behalf of Colesville Joint Venture, LLP (owner of 8551 Fenton St.)</i>	Comment received. Staff will review zoning for all parcels during Planning Board work sessions.

17	Land Use and Zoning (4.1) Adjacent Communities	Concern about zoning in the Adjacent Communities. Request for citizen advisory group to be able to offer input. <i>Joan Warren</i>	Comment received. This Plan is relying on AHS for recommendations re: changes to the R-60 zone.
18	Land Use and Zoning (4.1) Adjacent Communities	Opposition to the annexation of Woodside into downtown Silver Spring. Request to consider sites within downtown for Missing Middle and diverse housing types, rather than within single-family neighborhoods. <i>Cherryl Gannon, Dave Souders</i>	Comment received. The Plan is not proposing any zoning changes for the blocks of Woodside that are within the Plan boundary.
19	Land Use and Zoning (4.1) South Silver Spring	Request to update South Silver Spring overlay zone to allow for more urban development and flexibility for market conditions. <i>Harvey Maisel, part owner of 8001 Newell St. Storage; Matt Gorden representing owner of 7996 Georgia Ave.</i>	Comment received. Zoning for all parcels will be reviewed with the Planning Board at work sessions.
20	Land Use and Zoning (4.1)- 8001 Newell St.	Concern about potential 150 ft. development at 8001 Newell St. and negative impacts on current residents of 8045 Newell St., especially with the existing congestion caused by the temporary closure of Newell St. at Acorn Park. <i>Separate comments received from several residents at 8045 Newell St.: Annaliese Johnson, Clarence Alston, Michael and Andrea Loney, Rod Corriveau, Regina Germain, Salvatore Romano, Cathy Tortorici and Sheila Finlayson, Michael Wolfe, Jeff Frederick,</i>	Comment received. Zoning for all parcels will be reviewed with the Planning Board at work sessions.
21	Land Use and Zoning (4.1)- 8807 Colesville Rd.	Request for additional development capacity at 8807 Colesville Rd. with a height of at least 120 feet and more that 3.0 FAR. Suggestion to remove "Y" intersection at Ellsworth Dr./Spring St. <i>Robert Harris, on behalf of 8807 Colesville Rd. owner</i>	Comment received. Staff will review zoning for all parcels during Planning Board work sessions.
22	Land Use and Zoning (4.1)- 8830 Cameron Ct.	Concern about rezoning of 8830 Cameron Ct. parking lot (owned by United Therapeutics) to CR, as the new maximum building height of 100 ft. will cast shadows over homes in Woodside Park <i>John Parish</i>	Comment received. Zoning for all parcels will be reviewed with the Planning Board at work sessions.
23	Land Use and Zoning (4.1) Metro Plaza	Request for Optional Method benefits that are proposed to be excluded (structured parking and proximity to transit), given significant constraints of site. <i>Sean Stadler, WDG Architecture representing Metro Plaza</i>	Comment received. Zoning for all parcels will be reviewed with the Planning Board at work sessions.
24	Land Use and Zoning (4.1) 8600 Georgia Ave.	Request for additional density at 8600 Georgia Ave, with FAR 8.0 and 240' height. Concern about sewer moratorium which is limiting ability to develop in Silver Spring <i>Tim Eden representing 8600 Georgia Ave.</i>	Comment received. Zoning for all parcels will be reviewed with the Planning Board at work sessions.

25	Land Use and Zoning (4.1) 900 Spring St. and 717 Ellsworth Dr.	Support equalization of commercial and residential components of plan. Request for increased density of 6.0-6.5 FAR. Requests that additional density be made available through the Building Height Incentive Zone. <i>Steven Robins, Lerch, Early and Brewer, representing owner of National Ready Concrete property</i>	Comment received. Zoning for all parcels will be reviewed with the Planning Board at work sessions.
26	Land Use and Zoning (4.1) 7996 Georgia Ave.	Desire for additional density at 7996 Georgia Ave. Request 4.0 FAR and 125' height. <i>Matthew Gordon, representing Fastest Car Wash LLC/Mr. Wash owner</i>	Comment received. Zoning for all parcels will be reviewed with the Planning Board at work sessions.
27	Land Use and Zoning (4.1) Fenton Village	Concern about new development in Fenton Village. <i>Art Deco Society of Washington (ADSW)</i>	Comment received. The Plan recommends to maintain the general zoning and land use pattern in Fenton Village.
28	Housing (4.2)	Desire for more ambitious strategies to preserve income-restricted and market-rate affordable housing. <i>Jane Lyons, Coalition for Smarter Growth; Katherine Lucas McKay, Kate Davidoff</i>	Comment received
29	Housing (4.2)	Supports plan, needs more housing at various price points throughout the entire plan. Request for requirement of racial equity analysis to be submitted in development process, as is being done in other jurisdictions. <i>Michael Bodaken</i>	Comment received.
30	Housing (4.2)	Supports the Plan, but urges the Planning Board to go further and expand the boundary to include all of the adjacent neighborhoods, especially important streets, such as Sligo Ave., as there is a housing crisis that requires urgent action. <i>Liz Brent</i>	Comment received.
31	Housing (4.2)	Request for Plan to go further to help create more affordable housing. <i>Ron Basumallik, Kristin Mink</i>	Comment received.
32	Economic Growth and Resiliency (4.3)	Request for more policies to protect existing small businesses. <i>Jane Lyons, Coalition for Smarter Growth</i>	Comment received.
33	Economic Growth and Resiliency (4.3)	Request for "Business and Commerce" to be among the Plan's stated goals, with clear, concrete details about how its recommendations will increase business, jobs and economic prosperity, given the current "dwindling commercial office market" and struggling retail and restaurants. <i>Greater Silver Spring Chamber of Commerce</i>	Comment received. Key plan language will be reviewed during Planning Board work sessions.

34	Economic Growth and Resiliency (4.3)	Supports helping properties remain affordable for small businesses in Fenton Village and a smooth transition to residential neighborhoods. <i>Daniel Meijer</i>	Comment received.
35	Economic Growth and Resiliency (4.3)	Require 35% green cover on sites rather than "encourage." Support for environmental recommendations, but not enough tree protections. <i>Elizabeth Davenport, Chelsea Heights HOA</i>	Comment received. Key plan language will be reviewed during Planning Board work sessions.
36	Economic Growth and Resiliency (4.3), Transportation (4.6)	Concern that additional regulations will worsen the office market and commercial development in Silver Spring. Concern about Green Loop and the impact of the required frontage improvements on United Therapeutics Campus. <i>Avi Halpert, United Therapeutics</i>	Comment received. Green Loop recommendations will be reviewed with the Planning Board at work sessions.
37	Economic Growth and Resiliency (4.3)	Request for more racial equity specific recommendations, such as additional support for Black-owned businesses in Silver Spring/minority business registry, loan support, placemaking, <i>Samuel Suraphel</i>	Comment received. There are several recommendations in this Plan that come directly from the Retail in Diverse Communities Plan.
38	Urban Design (4.4), Transportation (4.6)	Request that the Plan reimagines major arterial roads including East-West Hwy, Georgia Ave., and Colesville Rd. <i>Jane Lyons, Coalition for Smarter Growth; Dan Reed</i>	Comment received.
39	Urban Design (4.4), Housing (4.2)	Encourage the plan to go further in creating more opportunities for home ownership. Concern about the lack of language discussing accessibility in the plan and more specifically the tactical urbanism section, as tactical urbanism only works if it takes accessibility and those with mobility issues into account. <i>Katherine Lucas McKay</i>	Comment received.
40	Parks, Trails and Public Spaces (4.5)	Request for Plan to identify public spaces that could be used for community gardens. <i>John Parish</i>	Comment received.
41	Parks, Trails and Public Spaces (4.5)	Desire for Jesup Blair park to be "regarded as a gem" with new activation, but no further destruction of trees and no more hardscape. <i>John Parish, Montgomery Preservation, Silver Spring Historical Society.</i>	Comment received. Staff will discuss recommendations for Jesup Blair Park at work sessions with the Board.
42	Parks, Trails and Public Spaces (4.5)	Dissatisfaction in the cost for the proposed Urban Park at 1110 East West Hwy, while Jesup Blair park needs restoration. <i>George French</i>	Comment received.
43	Transportation (4.6)	Support for the Green Loop, but would like this concept to go further as a Green Grid, with more pedestrian and bike connections. <i>Gray Kimbrough</i>	Comment received.

44	Transportation (4.6)	Concern about construction of sidewalks along Fairview Rd., Noyes Dr. and N. Noyes Dr., due to destruction of trees <i>John Parish</i>	Comment received.
45	Transportation (4.6)	Concerns related to traffic/safety on Dale Dr., Bonifant St.), Dartmouth, Colesville Rd., Ellsworth Dr. and Chelsea Heights. <i>Seven-Oaks Evanswood Citizens Association</i>	Comment received.
46	Transportation (4.6)	Concern for traffic/safety issues on Ellsworth Drive, including speeding vehicles, limited egress at Ellsworth/Spring and cut-through traffic on a private street. <i>Chelsea Heights HOA, Seven-Oaks Evanswood Citizens Association</i>	Comment received.
47	Transportation (4.6)	Request that Newell St. should remain permanently closed to traffic. <i>Katherine Lucas McKay</i>	Comment received.
48	Transportation (4.6)	Support for the Green Loop and additional connections to other trails and bikeways. Suggests that Woodside entrance/Spring St. Briddge be considered a "gateway" in addition to gateways to DC and connect to 16th St. bikelane. <i>Benjamin Bradley</i>	Comment received.
49	Transportation (4.6)	Request for road diets on major roads. <i>Ron Basumallik</i>	Comment received.
50	Transportation (4.6), Resilient Downtown (4.#)	Request to work with State to make SHA roads safer for those with disabilities. Request for a greater emphasis on climate change. <i>Carolyn Lampila</i>	Comment received.
51	Transportation (4.6), Parks, Trails and Open Spaces (##)	Strongly support pedestrian crossing over rail and green loop. Appreciate addition of new park space in South Silver Spring. <i>Ryan Hardy</i>	Comment received.
52	Transportation (4.6), Housing (4.2)	Support for protected crossings at 16th St. and in Falklands District. Support development at Falklands, but want to ensure displacement is limited and replacement housing is affordable. Concern about displacement of people experiencing homelessness as more housing is built in Silver Spring. <i>Logan Arkema</i>	Comment received.
53	Resilient Downtown (4.7)	Request for the Plan to remove gray infrastructure and replace it with green infrastructure. <i>John Parish</i>	Comment received.

54	Resilient Downtown (4.7)	Request for the preservation of existing trees and planting of more trees throughout the Plan area. <i>John Parish (Woodside Park), Elizabeth Davenport, Michael Gurwitz and Maria Schmit (SOECA)</i>	Comment received.
55	Resilient Downtown (4.7)	Support for inclusion of food security goals and recommendations. Encourages the Planning Board to apply food access lens to other recommendations. <i>Heather Bruskin, Montgomery County Food Council</i>	Comment received.
56	Historic Resources (4.9)	Concern about the Plan's support for reimagination of the Silver Spring Shopping Center parking lot as public space, although supports recommendation to add a small-scaled one-story building. <i>Art Deco Society of Washington (ADSW)</i>	Comment received.
57	Historic Resources (4.9)	Support for preservation of Weller's Cleaners and creation of Garden and Mid-Rise Apartment Historic District, although concerned about exclusion of Falkland North. <i>Art Deco Society of Washington (ADSW), Montgomery Preservation, Silver Spring Historical Society</i>	Comment received.
58	Historic Resources (4.9)	Request to survey and/or preserve additional buildings to the Locational Atlas and/or Historic Register: the American National Bank Building, the Perpetual Building, the Montgomery Center Building, the Operations Research Inc. Building, the old Coca-Cola Bottling building, Crisfield's, and Silver Spring Tire Co. <i>Art Deco Society of Washington (ADSW)</i>	Comment received. Historic Resources recommendations will be reviewed with the Planning Board at work sessions.
59	Historic Resources (4.9)	Request to preserve buildings along Georgia Avenue, as "Silver Spring's Old Town" and Silver Spring Shopping Center and Theatre, the Fillmore, Hecht's Building, Canada Dry Building, Dryers and Cleaners Building and the North Washington Shopping Center. <i>Montgomery Preservation</i>	Comment received. Historic Resources recommendations will be reviewed with the Planning Board at work sessions.
60	Historic Resources (4.9)	Support for Historical Resources section of Plan and the creation of the Legacy Business Registry. <i>George French</i>	Comment received
61	Historic Resources (4.9), Parks, Trails and Open Spaces (4.5)	Request for the rehabilitation, funding for the rehabilitation, and support for the future programming of the Jesup Blair House/The Moorings. <i>Montgomery Preservation, Dianne Harrison (Carpe Diem), Silver Spring Historical Society</i>	Comment received.