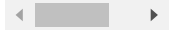


Email

Development at 8001 Newell St...

Owner

Atara M...



Email

From Annaliese Johnson

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

Cc

Bcc

Subject Development at 8001 Newell Street

Date Sent **Date Received** 11/10/2021 11:15 AM

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

Good Morning,

I live in the condominiums at 8045 Newell Street in downtown Silver Spring. I'm writing to register my deep dismay and disappointment with how the Montgomery County Planning Department is disregarding resident input on the potential redevelopment at 8001 Newell Street by allowing a 10 story building to be built in such a small space that closely abuts our own building and would overcrowd our already packed street.

I am dismayed and, frankly, angry, that the Planning Department is allowing this to take place even though they are aware of the significant negative impact this would have on existing residents. Even though you are clearly aware of these impacts, I feel it necessary to review them below: Having a 10 story building on the 8001 Newell Street lot would make it far too close to our existing 8045 Newell building, which would mean residents have no privacy.

The 10 story building would block all sunlight and airflow for 8045 Newell residents on that side of the building - this would directly harm not just their property values, but their quality of life, as well.

The County has already taken away our direct access to East-West Highway by using a temporary program (the Shared Streets Initiative) to permanently close off Newell Street. Now you want to add even more units to this small and already crowded street? Where are these new residents supposed to park? While not everyone may have a car, it is foolish and ignorant to presume that this redevelopment won't wreck havoc on our already over-crowded street that is now effectively blocked on one end due to the Acorn Park permanent closure.

I fully agree that we need to create more affordable housing in our county, particularly in the Downtown Silver Spring neighborhoods. However, why does 8001 Newell Street need to be zoned for such a large building when it would clearly directly harm the existing residents and create even more of a logistical headache traffic-wise? Couldn't this space be built up into fewer units that would fit better with the existing units and not ruin our street?

I have been constantly disappointed by the Planning Department's callous disregard for our community's input and concerns posed by this rezoning plan, as well as the Acorn Park closure. We are not being "difficult" and we are not being "NIMBY's." Our concerns are valid. Our input is valuable. You should be listening to residents. We will not be gaslighted into believing that our desire to have a healthy community is the reason for why there are not enough affordable housing units in this area.

Thank you,
Annaliese Johnson, 8045 Newell Street resident

Attachments

File Name	File Size (Bytes)

Email

Silver Spring Downtown and Ad...

Owner

MCP-Ch...

Email

From Clarence Alston
To <MCP-Chair MCP-Chair>; MCP-Chair #; MCP-Chair@mncppc-mc.org
Cc
Bcc
Subject Silver Spring Downtown and Adjacent Communities Plan Input

Date Sent **Date Received** 11/12/2021 3:45 PM

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

Subject: Silver Spring Downtown and Adjacent Communities Plan Input

Dear Casey Anderson, Montgomery County Planning Board Chair

I am an owner at 8045 Newell Street Condominiums. I'm requesting that my comments contained in this email please be included in the official record for the upcoming December 2, 2021 hearing. It is sad and disheartening news that the proposal is to allow a 10-story building at 8001 Newell, regardless of step down nuances. This will have large, direct and negative consequences on our lives. I hope that this decision is reconsidered.

The Ripley/Silver Spring South Overlay was specifically written to protect low-rise building on Newell Street and on Eastern Avenue from being loomed over by high-rise buildings at the edge of the South Silver Spring development.

I request that the current zoning laws are maintained under the new Community Plan or made more stringent and aligned with a low rise to single-family dwelling residential zone. If a tall (>4 story) building goes up along Newell Street, particularly at 8001 Newell Street, it will ruin the community environment by blocking the sun and by increasing traffic congestion on our narrow Newell street. Within the last twenty years in addition to our 8045 Newell Street Condominiums, many other apartment and condominium buildings have been built within a block or two of ours, such as: The Veridian Apartment; Galaxy Apartments; Eastern Village Co-Housing; Silverton Condominium and The Bennington. The Ripley/South Silver Spring Overlay calls for a height limit of 45 feet for any building built along Newell Street and Eastern Avenue. A setback from the street of 60 feet is required if someone wants to build up to 90 feet high. Our 8045 Newell Street building honors the 60-foot setback. We would welcome development along Newell Street if the new property were built according to current zoning codes and taking into consideration the quality of life of the neighbors.

One suggestion is to redevelop the storage area to a much-needed green space with historical facts about the area or extend the Acorn Park plans to that area as well.


Also, the street between Newell Stress and East-West Highway have been blocked having residents to drive over to Eastern Avenue or to Kennett Street, then over to Georgia Avenue. I do not think this small side street area (Newell/Kennett) can handle the congestion that will come with the 3-4 proposed (incl. the Days Inn and Travel

Lodge) additional apartment or condo buildings and therefore should these buildings be constructed, the Newell St. road by Acorn park should be re-opened to vehicular traffic.

Again, I hope that this decision will be reconsidered.

Thank you,
Clarence Alston

Attachments

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

Robert R. Harris

Attorney

301-841-3826

rrharris@lerchearly.com

October 26, 2021

The Honorable Casey Anderson
Chairman
Montgomery County Planning Board
2425 Reedie Drive
14th Floor
Wheaton, MD 20902

Re: Silver Spring Downtown and Adjacent Communities Plan – Working Draft

Dear Chairman Anderson:

I want to applaud you and the Planning Commission Staff for recognizing the importance of an update to the Silver Spring Sector Plan and for the great work they have done pulling together a working draft. I grew up in the Silver Spring area and have seen its continued transformation for decades. With the continued addition of new housing, employment like United Therapeutics and a major retail transformation, it is having some of his best years ever. As a resident yourself, I am sure you see its bright future.

I am writing specifically on behalf of the owner of a property located at 8807 Colesville Road (the corner of Spring Street and Colesville Road). This property of approximately 30,000 sq. ft. and today is occupied by a very small office building and a large surface parking lot. It is virtually surrounded by significantly larger residential and commercial buildings. Staff has appropriately identified this is a key site in the Working Draft because of its tremendous redevelopment potential and its gateway location to downtown Silver Spring. We do not believe, however, that the recommendations in the Working Draft fully reflect the site's potential and its location among much taller, denser development.

On the positive side, the Working Draft repeatedly notes the strong county desire to create new housing opportunities following the 2019 Council of Governments Study and multiple policy and regulatory decisions in the county since then. The Working Draft also correctly identifies this property as a key redevelopment site and notes that CR zoning is more appropriate for the site than the existing EOF zone which limits it only to employment. The CR zone, has been used very effectively elsewhere in Silver Spring and in Bethesda to accommodate both commercial and residential uses depending on market demand. The Working Draft also identifies the Ellsworth District of Silver Spring in which the property sits as the "heart of Silver Spring" and its "primary activity center." We fully agree with all of these observations.

Where we differ somewhat, however, is in the specific zoning recommendations both for this site and for the adjoining/confronting multifamily buildings. Our client's property, fronting on Colesville Road, is a gateway into downtown Silver Spring and has tremendous transportation resources based on existing roadways, the proximity of Metro and the Purple Line, robust bus service and an excellent pedestrian/bicycle network which will be improved in the future with the Green Loop. We believe a density greater than 3.0 FAR and a height taller than 100 feet are appropriate. What I think the Working

Draft misses is that the multifamily buildings directly adjoining the site and across Colesville Avenue are developed at heights of approximately 120 feet and at densities greater than 6.0 FAR. While this was based on pre-existing zoning, I don't believe any of us expect those buildings to be going anywhere soon. When the Planning Board looked at this similar situation in Bethesda (for example along East-West Highway, the northern end of Wisconsin Avenue and in the Battery Lane area), it applied new zoning to make such existing buildings conform with the relevant height and density of their zoning. This was done in large part because buildings like these are much easier to refinance if the zoning matches the existing conditions, rather than having the building be a nonconforming structure. More specifically, along East-West Highway, the Bethesda Downtown plan included heights up to 145 feet for properties that already existed at that height, and it assigned FARs as high as 6.25 to make those buildings conform. We believe this should be done for the properties neighboring this subject site.

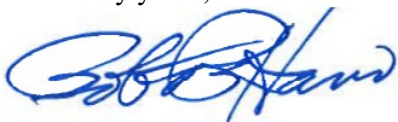
Similarly, recognizing in Bethesda that those pre-existing buildings are likely to remain for a long period of time, and that they establish actual conditions for compatibility, the Board generally recommended heights and densities for undeveloped or underdeveloped properties adjoining them that were more comparable.

The subject property is a key redevelopment site either for residential or commercial uses. Based on the built environment adjoining the site, a height of 120 feet is more appropriate than a more limited 100 foot limit. Similarly, given that the adjoining densities are over 6.0 FAR, a density greater than 3.0 and more comparable to the surrounding buildings would be compatible. With the Working Draft recommendation for a 15% MPDU requirement for new development, this height and density would immediately translate into a substantial number of additional MPDUs as well as market rate units that are also developed. Alternatively, if the site were to be used for employment purposes, that height and density might also be important to attract tenants.

One final suggestion we have has to do with the street network in front of this building. Today, Ellsworth Drive splits as one is heading south into the CBD, with an unconventional "Y" for traffic turning right on Spring Street. The intersection would be far more pedestrian friendly and would not lose any of its efficiency, if Ellsworth Drive simply ran straight through to the south side of Spring Street. Significantly, were the County to remove the Y and abandon the right-of-way, that would be an excellent location for a pocket park in front of a new building on the subject site.

Thanks for considering our thoughts.

Cordially yours,



Robert R. Harris

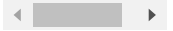
cc: Gerald Cichy
Tina Patterson
Partap Verma
Gwen Wright
Robert Kronenberg
Elza Hisel-McCoy
Atara Margolies
John Rhoad

Email


Silver Spring Downtown and Ad...




Owner


 MCP-Ch...



Email

From  [Andi Loney](#)

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

Cc  [Michael Loney](#)

Bcc

Subject Silver Spring Downtown and Adjacent Communities Master Plan

Date Sent **Date Received** 11/16/2021 11:30 AM

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

To: Casey Anderson, Chair
Re: Input for Dec 2 2001 Public Hearing

My husband and I are long-time residents of Silver Spring, and since 2006 have lived in the condominium at 8045 Newell St in South Silver Spring.

We object to the Master Plan's vision of rezoning the property at 8001 Newell St to allow for a 150 foot tall residential structure.

We believe that a structure of this size is excessive for this neighborhood which includes garden apartments, the Eastern Village Cohousing condominium, and the Shepherd Park neighborhood across Eastern Ave.

Development of this property was successfully challenged a few years ago due to zoning restrictions.

In any case, if re-zoning is approved for this address, reasonable set-backs both from Newell St and from our building should be clearly established and enforced.

Thanks,

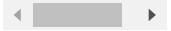
Michael and Andrea Loney
8045 Newell St Unit 517
301-237-7326
lo.ney@comcast.net

Email


Newell Street Feedback, Silver S...




Owner

 MCP-Ch...



Email

From  roderick corriveau

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

Cc

Bcc

Subject Newell Street Feedback, Silver Spring Downtown and Adjacent Communities Draft Plan

Date Sent **Date Received** 11/3/2021 11:37 PM

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

Dear MCP-Chair,

I live along Newell St. between East West Highway and Eastern. I request that the current zoning laws be maintained under the new Community Plan or be made more stringent and aligned with a low rise to single family dwelling residential zone. If a tall (>4 story) building goes up along Newell Street, particularly at 8001 Newell Street, it will ruin the community environment by blocking the sun and by increasing traffic congestion on our narrow Newell street. Within the last twenty years in addition to our 8045 Newell Street Condominiums, many other apartment and condominium buildings have been built within a block or two of ours, such as: The Mica, 1200 East-West Highway; Veridian Apartment; Galaxy Apartments; Eastern Village Co-Housing, and The Bennington. The Ripley/Silver Spring South Overlay was specifically written to protect low-rise building on Newell Street and on Eastern Avenue from being loomed over by high-rise buildings at the edge of the South Silver Spring development. The Ripley/South Silver Spring Overlay calls for a height limit of 45 feet for any building built along Newell Street and Easton Avenue. A setback from the street of 60 feet is required if someone wants to build up to 90 feet high. Our 8045 Newell Street building honors the 60-foot setback. We would welcome development along Newell Street of some kind from a park to residential (<4 stories) or even commercial (<4 stories) if the new property were built according to current zoning codes and taking into consideration the quality of life of the neighbors. We would not welcome a tall (>4 story) building along Newell at 8001 Newell street.


I object the the draft of the Silver Spring Downtown and Adjacent Communities Plan that includes the following text for Newell street which would allow an enormous tall building, regardless of the transition aspect, and request that the current zoning be maintained for 6001 Newell Street, which is suitable for missing middle housing.

8001 Newell Street (Self-Storage): The plan recommends that redevelopment of this site transition in height to the garden apartment buildings across Newell Street and the single-family homes across Eastern Avenue, NW in DC.

Thank you,

Rod Corriveau
301-844-1400

Attachments

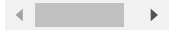
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Email

Opposition to Zoning Changes t...

Owner

MCP-Ch...



Email

From Regina Germain

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

Cc

Bcc

Subject Opposition to Zoning Changes to 8001 Newell

Date Sent **Date Received** 11/11/2021 2:23 PM

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

Dear Planning Committee,


I am writing to express opposition to plans to rezone 8001 Newell for a 150 foot high building. This parcel of land contains over 20 trees that would be cut down to accommodate a high rise. There are countless vacant office buildings in downtown Silver Spring that could accommodate more housing. Since this parcel already is home to over 20 trees, it would serve much better as a park, than the current proposal to build an asphalt and concrete park on a East West Highway across from Denizens. A park in that location subjects the users to a busy 4-lane highway and car exhaust fumes, whereas the 8001 Newell space is tucked away from the traffic and is already home to over 20 trees that would have to be cut down if a high rise was built on this site. Planning committee, please do the right thing and make choices that make sense for our community. We need more green space in appropriate locations for our racially and economically diverse community. Make 8001 Newell that green space, and don't build an asphalt/concrete recreation spaces on East -West Highway, a noisy and busy 4-lane highway. Thank you for considering the views of the people, like me, who live in this neighborhood. We live in a heat island already and a 10 story building in our neighborhood will add to the heat island effect, which cause health problems and even death, especially for senior citizens. Here is more information from the EPA regarding heat island effects: <https://www.epa.gov/heatislands/heat-island-impacts>

Thank you for allowing me to share my concerns.

Regina Germain

Sent from my iPhone

Attachments

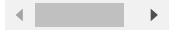
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Email


Subject: Newell Street Feedback...




Owner




 MCP-Ch...



Email

From  Salvatore Romano

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

Cc  Atara Margolies;  Margolies, Atara;  Salvatore Romano

Bcc

Subject Subject: Newell Street Feedback, Silver Spring Downtown and Adjacent Communities Draft Plan Public Hearing for December 2 at 6:30 p.m.

Date Sent **Date Received** 11/4/2021 12:16 PM

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

Dear Mr. Casey Anderson, Chair, Montgomery County Planning Board,

Residents, such as myself, are very concerned about one item (i.e., changes in the height restrictions at 8001 Newell Street) in the draft Silver Spring Downtown and Adjacent Communities Master Plan that is scheduled to be discussed at a public hearing on December 2, 2021, at 6:30 pm. I'm requesting that my comments contained in this email please be included in the official record for the hearing. The current Ripley/South Silver Spring Overlay calls for a height limit of 45 feet for any building built along Newell Street and Easton Avenue. A setback from the street of 60 feet is required to build up to 90 feet high. Our 8045 Newell Street building honors the 60-foot setback. I purchased my unit almost 17 years ago with this setback and the height requirements in mind to ensure that there would not be an unreasonably tall building abutting my balcony. I chose to move from Virginia and live in this neighborhood because of view and feeling of openness from my fourth-floor unit while also providing accessibility to my office at NOAA, to the Metro, and to be within walking distance of many shops and restaurants. In the proposed plan, the neighboring site (self-storage units at 8001 Newell Street) has a height limit of 150 feet which would translate to a 10-story building looming over our balconies and blocking our windows at 8045 Newell Street. This is what I always wanted to avoid. The Ripley/Silver Spring South Overlay was specifically written to protect low-rise building on Newell Street and on Eastern Avenue from being loomed over by high-rise buildings at the edge of the South Silver Spring development. I would be in favor of development along Newell Street of some kind up to four stories according to current zoning codes and taking into consideration the quality of life of the neighbors. I understand that the draft Master Plan recommends that any new buildings must step down in height toward Eastern Avenue and lower-rise building around it. However, the Master Plan also allows a height limit of 150 feet for new construction adjacent to our five-story, 8045 Newell Street home because our building is not along the street but is instead set back behind the current storage units at 8001 Newell Street.

Thank you for your time and please do include, at Silver Spring Downtown and Adjacent Communities Draft Plan Public Hearing for December 2, my concerns about the proposed change to the height restriction at 8001 Newell Street.

Respectfully,

Salvatore Romano
571-276-4773

From: cathryn.tortorici
To: MCP-Chair
Cc: [Margolies, Atara](mailto:Margolies,Atara); Councilmember.Jawando@montgomerycountymd.gov; [Salvatore Romano](mailto:Salvatore.Romano); Sheila; Councilmember.Friedson@montgomerycountymd.gov; councilmember.riemer
Subject: Newell Street Feedback, Silver Spring Downtown and Adjacent Communities Draft Plan Public Hearing for December 2 at 6:30 p.m.
Date: Wednesday, November 17, 2021 7:18:58 PM

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

Dear MCP-Chair,

I live at 8045 Newell Street between East West Highway and Eastern. I request that the current zoning laws be maintained under the new Community Plan or be made more stringent and aligned with a low rise to single family dwelling residential zone. If a tall (>4 story) building goes up along Newell Street, particularly at 8001 Newell Street, it will ruin the community environment by blocking the sun, by obstructing views, and by increasing traffic congestion on our narrow Newell Street.

You may recall that in 2016 our Homeowners Association Board requested that the Montgomery County Council disapprove ZTA 16-01. This spot zoning change could have resulted in the construction of a seven-story building at 8001 Newell Street, Silver Spring, MD. The building would have been directly in front of ours, blocking the view of the top three floors of our building. At the time there were three major problems with ZTA 16-01:

- The spot zoning was illegal – Approving ZTA 16-01 would have been in direct contradiction to the January 20, 2014, ruling of Judge Cheryl McCally of the Circuit Court that ruled against a similar request for a zoning exemption in the same location.
- The spot zoning would have lowered property values - The top three floors of our building were described as having “sunrooms” and “balconies” and the owners that purchased those units paid a higher price for these units because of these features. If ZTA 16-01 passed and a seven-story building was constructed, the shadow from the building would have blocked these units, lowering their resale value and the value of the entire building as a result. We provided a shadow study to Councilmember Hucker to document the shading effect of the new building on ours.
- The spot zoning contradicted Master Planning at the time – The owners that bought units in our building recognized that the property in front of our building could be developed to the height of 45 feet. The relevant Ripley/Silver Spring overlay has been in effect since 2000.

I am deeply concerned that after going through a long and detailed process to express our concerns back in 2016 that we again find ourselves in the same, if not

worse position as we did years ago. The Ripley/Silver Spring South Overlay was specifically written to protect low-rise buildings on Newell Street and on Eastern Avenue from being loomed over by high-rise buildings at the edge of the South Silver Spring development. The Overlay calls for a height limit of 45 feet for any building built along Newell Street and Eastern Avenue. A setback from the street of 60 feet is required if someone wants to build up to 90 feet high. Our 8045 Newell Street building honors the 60-foot setback. I would welcome development along Newell Street of some kind, a park or green space as my top preference, but not a 10-story tall building.

I object to the draft of the Silver Spring Downtown and Adjacent Communities Plan that includes the following text for Newell Street which would allow for a 10-story tall building, regardless of the transition aspect. The result of the current planning request could result in one building seemingly getting piled on top of another. How does that improve anyone's quality of life? How is the Planning Commission utilizing existing buildings, like empty office buildings for example, to reconvert them to affordable housing before you turn to new construction? Would that not make better economic and environmental sense?

I request that the current zoning be maintained for 8001 Newell Street. Here is the specific language I am opposed to:

"8001 Newell Street (Self-Storage): The plan recommends that redevelopment of this site transition in height to the garden apartment buildings across Newell Street and the single-family homes across Eastern Avenue, NW in DC."

If you have any questions, please do not hesitate to reach me by e-mail at tortorici260@gmail.com or by phone at 971.506.4052.

Thank you –

Cathy Tortorici



IN REPLY REFER TO:
NCPC File No. 8334

November 22, 2021

Ms. Atara Margolies
Planner Coordinator
The Maryland-National Capital Park and Planning Commission
Montgomery Planning
2425 Reedie Drive
Wheaton, Maryland 20902

RE: Public Hearing Draft of the Silver Spring Downtown and Adjacent Communities Plan

Dear Ms. Margolies:

Thank you for the opportunity to comment on the Public Hearing Draft of the Silver Spring Downtown and Adjacent Communities Plan. The comments provided below focus on the National Capital Planning Commission's (NCPC or "the Commission") role as the central planning agency for the federal government in the National Capital Region (NCR). The Commission coordinates all federal planning activities in the region and has several planning functions: comprehensive planning, project planning, federal project and master plan reviews, and multi-year federal capital improvements planning. Among its major responsibilities are preparing long-range plans and special studies to ensure the effective functioning of the federal government in the NCR; preparing jointly with the District of Columbia government the *Comprehensive Plan for the National Capital* (Comprehensive Plan); approving federal master plans and construction proposals in the District of Columbia, as well as reviewing master plans and area plans proposed by state, regional and local agencies for their effect on the federal establishment. We invite you to visit our website, www.ncpc.gov, for additional information.

We find the recommendations in the Public Hearing Draft of the Silver Spring Downtown and Adjacent Communities Plan to be consistent with the planning principles and policies of the Federal Elements of the Comprehensive. NCPC supports the plan's goals on diversity, connectivity, resiliency, and community health, and the recommendations around transportation infrastructure and the proposed Green Loop, both focusing on connectivity. These recommendations align well with our comprehensive plan policies and will impact federal facilities positively within the plan area.

Ms. Margolies

Page 2

NCPC appreciates the opportunity to review and comment on the Public Hearing Draft of the Silver Spring Downtown and Adjacent Communities Plan. We look forward to working with you to continue advancing our shared regional goals in the future.

Please contact me (202-482-7254) or Project Officer Melissa Lindsjo (202-482-7237) or melissa.lindsjo@ncpc.gov, if you have any questions.

Sincerely,

Michael A. Sherman

Michael Sherman, AICP
Director, Policy and Research
National Capital Planning Commission

From: [Ronit Dancis](#)
To: [MCP-PlanningBoardDNR](#); Leslye.Howertown@montgomeryplanning.org; [Margolies, Atara](#)
Subject: Comment on climate impact of Silver Spring Downtown and Adjacent Communities Plan
Date: Monday, October 25, 2021 2:42:35 PM

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

Dear Chair, Planning Board Members and Ms. Margolies,

Single family zoning within 1 mile of a Metro station (and future Purple Line stop) is a climate crime.

I urge you to revise the plan's zoning and height limits to ensure it maximizes the sustainable housing available near a key transit point.

Thank you,

Ronit Aviva Dancis
8708 1st Ave
Silver Spring, MD 20910

From: [shedin314](#)
To: [MCP-Chair](#)
Cc: [Margolies, Atara](#); [Stamm, Lauren](#)
Subject: Silver Spring Downtown Plans - Newell Street/Public Storage Facility
Date: Wednesday, November 24, 2021 8:52:25 AM

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

Dear Mr. Anderson,

I am writing to express my dissatisfaction with the Planning Department's proposed plans to allow a 10-story residential building to be built at 8001 Newell Street (the current site of the Extra Space self-storage facility) which appear to disregard concerns and objections raised by several current owners and residents of our 8045 Newell Street Condo property that abuts the storage facility lot.

My concerns and objections are outlined below, and in previous communications sent to Park and Planning earlier this year.

The current Ripley/South Silver Spring Overlay calls for a height limit of 45 feet for any building built along Newell Street and Eastern Avenue. A setback from the Street of 60 feet is required to build up to 90 feet high. Our 8045 Newell Street building honors the 60-foot setback.

I purchased my unit 15 years ago with this setback and height requirement in mind. Proposed changes to these requirements would be to our (8045 occupants) detriment as the changes will hurt us and negatively impact our use and enjoyment, property values and quality of living. I purchased my 3rd floor unit with balcony (which is 4 stories up from ground level) to enjoy my current views, sunlight and natural airflow. The changes will intrude upon my property rights as my use and enjoyment of my premises will be severely impaired if another building is allowed to be built directly in front of ours and within such close proximity.

I am therefore respectfully requesting the Planning Department to reconsider the proposed housing plans for 8001 Newell and seek other options that would be of minimal impact with the least amount of disturbance, if any, to 8045 residents and our quality of living.

Since the Planning Department will revitalize our historic Acorn Park and "Silver Spring" landmarks under its newly proposed plans, I am requesting Planning to kindly consider extending its redevelopment plans for the park to include the storage lot area, with more green space added (as opposed to housing). I oppose any plans for housing there.

Thank you for your consideration.

Sincerely,

Sheila Finlayson

Original Owner, Condos at 8045 Newell Street

[Sent from Yahoo for iPhone](#)