


From: [Amy Parrish](#)
To: [MCP-InfoCounter](#); [MCP-DAICHELP](#); [MCP-Chair](#)
Subject: comments
Date: Friday, March 6, 2026 2:05:04 PM

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

Regarding proposed zoning on Colesville Road (preliminary recommendations for the East Silver Spring Communities Plan): I love the idea of more, low-height (2-3 stories), apartment-type or condo-type housing. As long as it's integrated into existing communities, with parks and walkways abounding, I'm good with it. I live in 20901 in NorthHills, and love my neighborhood. I don't quite understand why people in my neighborhood seem to be mostly opposed to the proposed housing units, except it's a syndrome of NIMBY. I'm for affordable housing - we've got to do something to allow people be able to afford homes. I don't want profit-hungry developers doing the building, just responsible (government?) parties involved so that good, affordable housing, integrated into the neighborhoods, gets built.

Sincerely,

Amy Parrish

 Silver Spring, MD 20901

From: [Alex Brooks](#)
To: [MCP-Chair](#)
Subject: Eastern Silver Spring Communities plan
Date: Saturday, March 7, 2026 1:53:34 PM

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

Hi, I am a 14 year old resident who lives on Colesville Road, and I support the Colesville Road District for these reasons.

1. Frequent Transit

this area is one of the few in the US that isn't completely car centric. There are 5 to 7 local bus routes (depending on where you are. north of Franklin ave. has the M52, M54, 9, 21, and 22. The 14 joins the other 5 routes at Franklin ave., and the 13 joins the other 6 routes at sligo creek) that go down this section of colesville road, offering relatively frequent service. it seems like a waste to have good transit but not have dense housing to match.

2. More Affordable Housing

The DMV has extraordinarily high prices for housing, this is mainly because a lot of the housing outside DC is made of single family housing. an example of this is the prices in the north hills neighborhood, which I am a resident of, some of the houses are going on 90 years and older, yet prices are extremely high. Some of these homes are over \$1,000,000. If useful public transit is on Colesville Road, naturally it makes sense to have the option to upzone. This will make it so the cost of living isn't as high for anyone who wants to move to this area.

3. More Retail Opportunities.

If this plan is executed the right way, some of the buildings could have both housing and commercial developments, which makes it so you can walk to your local grocery store instead of having to battle traffic on US-29 just to go downtown. Another benefit is that anyone working in the possible businesses could move into the community and have an easy commute to their job.

This concludes my testimony, if this passes, please consider redeveloping the sligo creek golf course.

From: [Alex Brooks](#)
To: [MCP-Chair](#)
Subject: Re: Automatic reply: Eastern Silver Spring Communities plan
Date: Monday, March 9, 2026 8:19:24 PM

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

My address is [REDACTED], I forgot to leave that in the Email

On Sat, Mar 7, 2026 at 1:53 PM MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Thank you for contacting the Planning Board Chair's Office. This confirms receipt of your message for distribution to appropriate staff to review. If you have submitted an inquiry, we will respond in a timely manner. You may also leave a voice message at (301) 495-4605 and a staff member will return your call.

IMPORTANT: If you have submitted written testimony for a Planning Board item, please be sure to include your mailing address to satisfy proper noticing requirements. If this was not already included, please reply to this email with that information. Written testimony submitted before the deadline of 12pm, two business days before the scheduled Planning Board meeting, will be distributed to the Board and staff and included in the public record. Written testimony received after the deadline will only be distributed to staff to review.

For more information about the Chair's Office, please visit:
<https://montgomeryplanningboard.org/>

From: [Robyn Brooks](#)
To: [MCP-Chair](#)
Subject: Testimony: March 12, 2026, Planning Board Meeting
Date: Monday, March 9, 2026 12:13:35 PM

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

RE: March 12, 2026, Planning Board Meeting, Item 5 - Eastern Silver Spring Communities Plan: Preliminary Plan-wide Recommendations Briefing: Part 2

From: Robyn Brooks, [REDACTED] Silver Spring, MD 20901

Dear Montgomery County Planning Board,

I support the staff recommendations for the Colesville Road District in Attachment A, pages 69-75. I support it because:

- It encourages more affordable housing options
- It makes non-vehicular traffic safer

More Affordable Housing Options

I want more people to have access to a convenient, sustainable way of life. I support zoning that would allow for multi-unit housing in the Colesville Road District. I literally have a bus stop in my front yard, with service by 5 bus lines that will take me directly to Silver Spring Metro Station within minutes. Since I use the Metro to take me to Rosslyn, VA, where I work many times per week, this is a great setup for me. My spouse and I have been able to be a one-car household for the majority of our 14 years in the area due to this convenience - both when we lived where we are now and also when we rented a house further from the bus stop in the North Hills neighborhood. I want my neighbors and future neighbors to have access to easy transit like I do.

My household is multi-generational and I can imagine a future where I modify my home to be a triplex for my adult children or an aging parent to live near me. Zoning that would allow for the option to choose multi-unit housing would allow me and others the flexibility to continue investing in this vibrant community.

I am not the only multi-generational household along Colesville Road. At least two other households near me are multi-generational and could also benefit from more flexibility in housing options when considering renovations.

Make Non-Vehicular Traffic Safer

Walking along Colesville Road is difficult and should be safer. I am an able-bodied adult and I fear for my safety, especially when crossing Colesville Road and walking along Colesville Road.

Crossing Colesville Road

As a pedestrian returning home from work on the bus, I cross Colesville Road in the evening. For many months out of the year, it is dark and I worry if cars, many whom exceed the 35 MPH speed limit, will see me. I am thankful for the traffic light at Colesville and Hastings - but I always pause before crossing even when I have the right-of-way, as it seems to be a popular red light to run at high speed. I support any and all efforts to increase visibility in this District.

Walking Along Colesville Road

Colesville Road COULD BE a great connector for pedestrians, cyclists, and scooters. However, it is not safe for non-vehicular traffic and I support the changes outlined in Attachment A. I am blessed to live within a 15-minute walking distance of a grocery store, community theater, pharmacy, a bank, multiple restaurants, a couple of coffee shops, a yogurt place, a bakery, a beer and wine store, barber shop, dog grooming center, a couple dentist offices, a YMCA, a mental health practice, a yoga studio, a driving school, Sligo Creek trail, a high school, and more. Sounds great? It is...BUT most of the establishments, which are north of me, involve walking on Colesville Road's 495 overpass and braving two car ramps of distracted drivers at high speed. I don't walk because it feels like putting my life on the line. Efforts to slow cars entering and exiting 495 should be implemented, along with ways to make pedestrian/cyclist/scooter passage safer with the recommendations outlined in Attachment A.

Finally, I have a question. In Attachment A, under the heading "Urban Design," item 2 it described a redesign of Right of Ways. I found this hard to picture. What would this look like, particularly in the North Hills neighborhood? I did not understand the vision outlined in Attachment A.

Thank you for considering these comments and please do contact me with any questions or clarifications.

Sincerely,

Robyn Brooks

From: [Robyn Bent](#)
To: [MCP-Chair](#); [MC-EasternSilverSpring](#)
Subject: FORMAL OBJECTION: Infrastructure Vulnerability and Zoning Incompatibility – ESSCP
Date: Monday, March 9, 2026 11:07:27 PM

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

Dear Chair Harris and Members of the Planning Board,

As a homeowner at [REDACTED] I am writing to formally oppose the preliminary recommendations to rezone R-60 single-family parcels to CRN-1.0. I moved to this neighborhood four years ago specifically because it was an established, quiet, single-family community. After living in a townhouse development, I was looking for the diversity, open space, privacy, and unique character that only a neighborhood like Indian Spring provides. The current proposal feels like a "bait and switch"—inviting families to invest in a specific quality of life, only to rezone the area for higher density once we have committed our futures here.

I urge the Board to reject these recommendations based on the following:

- **90-Year-Old Infrastructure Overcapacity:** My home was built in 1933. Much of the subterranean water and sewer infrastructure in Indian Spring is nearly a century old and was never engineered for the load of multi-unit dwellings. We already face significant utility strain. Adding density to a 90-year-old grid without a funded mandate for total modernization is planning negligence.
- **Hydrological Risk to Sligo Creek Watershed:** My property is topographically vulnerable to runoff from University Blvd. Increasing the **aggregate impervious surface area** (roofs and pavement) through higher density will send high-velocity stormwater toward my home and into the Sligo Creek watershed. The Plan authorizes increased flood risk for downhill residents without providing a comprehensive drainage solution.
- **The Parking and Safety Crisis:** Our narrow, pre-war street grid cannot accommodate the vehicle density associated with CRN-1.0. The Plan relies on the unrealistic assumption that residents in these new units will have a diminished need for cars; however, the reality of multi-worker households and regional travel in Silver Spring dictates otherwise. This rezoning will create an untenable parking crisis, with spillover clogging our residential roads and obstructing emergency vehicle (Fire/EMS) access, endangering every resident in the neighborhood.
- **The Canyon Effect and Environmental Loss:** Transitioning to CRN-1.0 introduces building heights and densities that will create a "canyon effect" along our residential corridors. This looming presence destroys the privacy of our yards, blocks solar access, and replaces our open sky-view with high-density walls. Furthermore, the necessary clearing of mature tree canopies to


accommodate these larger footprints directly contradicts the County's Climate Action Plan.

- **The Missing Middle Displacement Effect:** While the Plan suggests that rezoning will create "attainable" housing, the market reality is the opposite. By increasing the density allowed on these lots, the County is artificially inflating land values. This makes it impossible for middle-class families to compete with developers and investment entities who can outbid them to build high-density rentals. Rather than providing ownership opportunities, this rezoning incentivizes the removal of modest, entry-level homes and replaces them with expensive, high-turnover rental products that do not build long-term community wealth.

I request that the Board maintain the R-60 zoning for our residential interior to protect the integrity and homeownership opportunities of Indian Spring.

Sincerely,

Robyn Bent

 Silver Spring, MD 20901

From: [Vinita Ahuja](#)
To: [MCP-Chair](#)
Subject: Formal Testimony in Opposition to the Eastern Silver Spring Communities Plan – Colesville Road District
Date: Tuesday, March 10, 2026 7:05:11 AM

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

ATTN: Artie Harris, Chair of the Montgomery County Planning Board

Dear Chair Harris and Members of the Planning Board,

I am writing to express my strenuous opposition to the proposed rezoning of the Colesville Road District, specifically the R-60 single-family parcels on the western side of Worth Avenue, along Colesville Rd, and near the YMCA property.

I live in one of the houses on [REDACTED] that is slated for rezoning. I moved to the Indian Springs area from Washington, DC in 2008. We purchased a house through NACA (Neighborhood Assistance Corporation of America) and were lucky to be able to find a house we could just barely afford, with a yard where we could garden. We love our house, and our neighbors have become our best friends. Our house is over 100 years old and we love the character and design elements that have remained unchanged in that time.

That said, our neighborhood does have challenges. Every time it rains, water streams down from neighboring properties and our basement has flooded. Worth Avenue is narrow and it is not uncommon for our cars or our neighbors' cars to be damaged by people driving too fast or not paying enough attention.

Even with these challenges, we love our neighborhood. The shift to CRN with 45' and 50' overlays and the CRT rezoning of the YMCA property represents an existential threat to our community's character, safety, and infrastructure

My opposition is based on the following consolidated concerns:

Lack of Due Diligence and Transparency: The Planning Board has failed to provide adequate notice to the most directly impacted stakeholders. We have not been approached once, nor have we received any update about the plan that will directly impact us. Proceeding with rezoning homes without directly engaging the homeowners is unacceptable.

Infrastructure Overcapacity and Hydrological Risk: Much of Indian Spring's subterranean water and sewer infrastructure is nearly a century old and was never engineered for the load of high-density multi-unit dwellings. Furthermore, increasing impervious surface area (roofs and pavement) will significantly worsen stormwater runoff and flood risks for downhill residents and the Sligo Creek watershed

Traffic and Parking Crisis: Our narrow street grid is already at capacity. The plan fails to account for current traffic restrictions, such as those from Franklin to Leighton, and the proposed removal of the Colesville Road median due to the BRT raises serious pedestrian safety concerns. Additionally, "infill" development on church parking lots will force vehicles onto residential streets, potentially obstructing emergency vehicle (Fire/EMS) access.

False advertising in access to Transit: The plan suggests changes are being made due to proximity to Purple Line and BRT access. The nearest BRT stop requires pedestrians to cross the Beltway and the Purple Line stop is almost a mile away from the rezoning area. If that is truly a goal, there are better areas to redevelop.

Loss of Green Space and Environmental Integrity: The proposed CRN zoning could allow new housing complexes to occupy 100% of a lot, leading to a devastating loss of mature tree canopies and open green space. This contradicts the County's Climate Action Plan and replaces our "open sky-view" with a "canyon effect" of 50-foot walls.

The Displacement of the "Missing Middle": While the plan claims to promote affordability, there are no clear requirements for affordable units in the CRN 45 and 50 overlays in the Colesville Rd. District. Instead, this rezoning incentivizes developers to outbid families for modest homes to build high-turnover rentals, inflating land values and bullying vulnerable or elderly homeowners into selling. Developers are driven by profit, not the social justice or equity goals this community already embodies

I respectfully request that the Planning Board:

- Remove or scale back all proposed upzoning for the interior of the Indian Spring neighborhood.
- Defer any final recommendations until parcel-specific traffic, parking, and stormwater analyses are completed and shared with the public.
- Preserve existing green space and require strict height and step-back transitions wherever new development might adjoin detached single-family homes.

Our neighborhood should not be destabilized to meet broad policy goals that ignore the practical realities on the ground

Sincerely,

Vinita Ahuja

██████████ Silver Spring, MD 20901

--

Vinita Ahuja

████████████████████

From: [Kelly VanTassel](#)
To: [MCP-Chair](#); [MC-EasternSilverSpring](#)
Subject: Testimony for ESSCP
Date: Tuesday, March 10, 2026 9:54:44 AM

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

ATTN: Artie Harris, Chair of the Montgomery County Planning Board

Dear Chair Harris and Members of the Planning Board,

I am writing to express my strenuous opposition to the proposed rezoning of the Colesville Road District, specifically the R-60 single-family parcels on the western side of Worth Avenue, along Colesville Rd, and near the YMCA property.

I live in one of the houses on [REDACTED] that is slated for rezoning. I moved to the Indian Springs area from Washington, DC in 2008. We purchased a house through NACA (Neighborhood Assistance Corporation of America) and were lucky to be able to find a house we could just barely afford, with a yard where we could garden. We love our house, and our neighbors have become our best friends. Our house is over 100 years old (built in 1923) and we love the character and design elements that have remained unchanged in that time.

That said, our neighborhood does have challenges. Every time it rains, water streams down from neighboring properties and our basement has flooded. Worth Avenue is narrow and it is not uncommon for our cars or our neighbors' cars to be damaged by people driving too fast or not paying enough attention as it is used a cut through to Franklin Ave towards Colesville.

Even with these challenges, we love our neighborhood. The shift to CRN with 45' and 50' overlays and the CRT rezoning of the YMCA property represents an existential threat to our community's character, safety, and infrastructure

My opposition is based on the following consolidated concerns:

Lack of Due Diligence and Transparency: The Planning Board has failed to provide adequate notice to the most directly impacted stakeholders. We have not been approached once, nor have we received any update about the plan that will directly impact us. Proceeding with rezoning homes without directly engaging the homeowners is unacceptable.

Infrastructure Overcapacity and Hydrological Risk: Much of Indian Spring's subterranean water and sewer infrastructure is nearly a century old and was never engineered for the load of high-density multi-unit dwellings. Furthermore, increasing impervious surface area (roofs and pavement) will significantly worsen stormwater runoff and flood risks for downhill residents and the Sligo Creek watershed

Traffic and Parking Crisis: Our narrow street grid is already at capacity. The plan fails to account for current traffic restrictions, such as those from Franklin to Leighton, and the proposed removal of the Colesville Road median due to the BRT raises serious pedestrian safety concerns. Additionally, "infill" development on church parking lots will force vehicles onto residential streets, potentially obstructing emergency vehicle (Fire/EMS) access.

False advertising in access to Transit: The plan suggests changes are being made due to proximity to Purple Line and BRT access. The nearest BRT stop requires pedestrians to cross the Beltway and the Purple Line stop is almost a mile away from the rezoning area.

Loss of Green Space and Environmental Integrity: The proposed CRN zoning could allow new housing complexes to occupy 100% of a lot, leading to a devastating loss of mature tree canopies and open green space. This contradicts the County's Climate Action Plan and replaces our "open sky-view" with a "canyon effect" of 50-foot walls.

The Displacement of the "Missing Middle": While the plan claims to promote affordability, there are no clear requirements for affordable units in the CRN 45 and 50 overlays in the Colesville Rd. District. Instead, this rezoning incentivizes developers to outbid families for modest homes to build high-turnover rentals, inflating land values and bullying vulnerable or elderly homeowners into selling. Developers are driven by profit, not the social justice or equity goals this community already embodies

I respectfully request that the Planning Board:

- Remove or scale back all proposed upzoning for the interior of the Indian Spring neighborhood.
- Defer any final recommendations until parcel-specific traffic, parking, and stormwater analyses are completed and shared with the public.
- Preserve existing green space and require strict height and step-back transitions wherever new development might adjoin detached single-family homes.

Our neighborhood should not be destabilized to meet broad policy goals that ignore the practical realities on the ground

.

Sincerely,

Kelly VanTassel

 Silver Spring, MD 20901

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Sally Acharya](#)
To: [MCP-Chair](#)
Subject: Written Testimony on Eastern Silver Spring Communities Plan – Colesville Road District Rezoning
Date: Tuesday, March 10, 2026 10:39:29 AM

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

Re: Eastern Silver Spring Communities Plan – Proposed Rezoning in the Colesville Road District (Indian Spring Neighborhood)

Dear Chair Harris and Members of the Planning Board,

We are writing regarding the preliminary recommendations for the Eastern Silver Spring Communities Plan, specifically the proposed zoning changes affecting properties near Brewster and Worth Avenues, as well as community green space on the YMCA property.

Our family lives on the north side of Brewster Avenue, in the portion that would remain single-family but directly faces areas proposed for rezoning. While the plan refers to this as the “Colesville Road District,” it is part of the long-established Indian Spring neighborhood, an affordable green community with small historic homes.

Under the proposal, multi-story residential buildings could be constructed immediately across from our homes. This raises serious concerns.

First, the **scale of development proposed is incompatible with the surrounding neighborhood**. Buildings of four to five stories directly adjacent and across from small single-family homes would be a substantial change in neighborhood character and create an abrupt transition in height and density.

Second, the proposal creates **an inequitable situation for homeowners whose adjacent properties are not included in the rezoning area**. Some parcels may gain redevelopment value, while others—such as homes on Brewster, Worth, and nearby streets—would instead face the impacts of large new buildings without those benefits. For many residents, including us, a home represents our primary financial investment, and their value depends on their character as single-family homes with yards in a neighborhood defined by green space and low traffic. Even if buildings were visually compatible in general terms, the practical effect would be views of apartments or multiplexes, with associated traffic congestion. Homeowners whose properties remain single-family would bear these impacts without receiving the redevelopment value created by the rezoning. Neighbors in the redevelopment zone would feel pressure to sell, with a fast transformation creating a domino effect. If we also needed to sell, our homes would not have the same opportunities as neighbors whose properties could be redeveloped.

Third, **traffic and infrastructure would sharply increase throughout the neighborhood**. In addition to the multi-unit housing on Brewster and Worth, apartment development on the YMCA property would greatly multiply the number of new residents. Local neighborhood streets were not designed to handle this traffic.

Fourth, the **YMCA property currently functions as an important community green space**. Residents use the fields for children’s play, dog walking, and neighborhood recreation.

Although not formally designated as a public park, it serves that function for our community. Redevelopment into 8-to-10 story apartments would remove green space while greatly increasing population density and traffic. While the plan mentions enhancing the Hastings Neighborhood Conservation area as a “Neighborhood Park,” this small pie-shaped parcel on a busy road is not currently attractive to residents and is too small and surrounded by streets to be realistically developed that way. Replacing a beloved and widely used open field with development while designating a much smaller, marginal parcel on a busy road as a park does not provide an equivalent community benefit.

Fifth, **it is unclear how the Brewster/Worth development would produce housing that is truly affordable.** Existing homes in our neighborhood are small and affordable by the standards of Montgomery County inside the Beltway. Some support multigenerational households or periodically serve as rentals, creating naturally occurring affordability. In contrast, recent multi-unit developments nearby have sold for up to \$650,000 per unit, above the price of many of our homes. New development is likely to reflect market prices rather than the needs of the community, while existing homeowners face pressure from speculative purchases and redevelopment.

We understand and support the need to plan for housing and future growth and strongly support efforts to improve walkability and transit access in our community. However, development should occur where it can be supported by existing infrastructure, remains compatible with established neighborhoods, and does not create inequities for current homeowners.

Sincerely,

Sally and Homraj Acharya



From: [Randy Shay](#)
To: [MCP-Chair](#); [Harris, Artie](#); [Hedrick, James](#); [Linden, Josh](#); [Pedoeem, Mitra](#); [Bartley, Shawn](#); [Branda, Ilana](#)
Cc: [Gouws-Dewar, Karen](#); [Adrianvala, Zubin](#); [Clayborne, Mariah](#); [Graham, Tamika](#); [Hill, Maren](#); [Kotzker, Sophie](#); [Leftwich, Troy](#); [McVary, Jessica](#); [Mencarini, Katherine](#); [Perez, Mario](#); [Sanders, Carrie](#); [Stamm, Lauren](#); [Tettelbaum, Emily](#); [Williams, Melissa](#)
Subject: Formal Testimony in Opposition to the Eastern Silver Spring Communities Plan – Colesville Road District
Date: Tuesday, March 10, 2026 10:57:23 AM
Attachments: [Letter to MC Planning Board.pdf](#)

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

Dear Chair Harris and Members of the Planning Board,

I am writing to strenuously object to numerous aspects of the Eastern Silver Spring Community Plan. I have been a resident within the area plan for the last 38 years. I bought my home because I wanted to live within a neighborhood of single family homes within the beltway that had significant green space where I could raise my children.

Unlike with other local development projects, such as the Purple Line and BRT, where we received information in the mail of upcoming plans and notice of meetings where we could learn more and provide our input, residents of our neighborhood have been given no information or notice of plans or opportunities for feedback on this plan. This is unacceptable.

My biggest concerns are the Plan is its recommendations to:

- rezone of the homes within the neighborhood (i.e. the ones that do not front onto Colesville Rd. or University Blvd.) to allow them to double their height and quadruple the number of dwellings
- eliminate the large, well-used green space adjacent the YMCA and replace it with 10 story apartment buildings (as per p. 71 of the plan).

I implore the Board to reject these recommendations for the following reasons:

- **Overcapacity of Our Old Infrastructure:** The neighborhood was built in approximately 1940. Much of the subterranean water and sewer infrastructure in Indian Spring is nearly a century old and was never engineered for the load of multi-unit dwellings. We already face significant utility strain. Adding density to a 90-year-old grid without a funded mandate for total modernization is planning negligence.
- **Environmental Risk to Sligo Creek Watershed:** Increasing the aggregate impervious surface area (roofs and pavement) through higher density will send high-velocity stormwater toward my home and into the Sligo Creek watershed. The Plan authorizes increased flood risk for downhill residents without providing a comprehensive drainage solution.
- **The Canyon Effect and Environmental Loss:** Transitioning to the proposed zoning introduces building heights and densities that will create a "canyon effect" along our residential corridors. This looming presence destroys the privacy of our yards, blocks solar access, and replaces our open sky-view with high-density walls. Furthermore, the necessary clearing of mature tree canopies to accommodate these larger footprints directly contradicts the County's Climate Action Plan.
- **Elimination of YMCA field for 10 story apartment buildings:** The replacement of the largest neighborhood greenspace which is well-used by residents for a wide variety of activities will have a devastating effect on the look, feel, and livability of the neighborhood. Aside from the significant environmental impact of replacing the large field with impervious surfaces, one of the best resources of the

neighborhood will be eliminated, and will likely result in the YMCA itself relocating to a different area (according to someone who works there), taking yet another resource from the local residents.

For these reasons, I respectfully request that the Planning Board:

1. Remove or scale back any proposed upzoning affecting the interior of the Indian Spring neighborhood and other similarly situated single-family blocks;

2. Eliminate any plan to develop the YMCA property;

3. Require clear transition standards, including lower heights, setbacks, buffering, and step-backs wherever new development could abut detached single-family homes;

4. Preserve existing green space, tree canopy, and recreational/open-space function adjacent to residential properties and parkland; and

5. Defer any final zoning recommendation for these areas until the community has had a meaningful opportunity to review detailed impact studies and visual massing scenarios.

Sincerely,

Randy Shay



Silver Spring, MD 20901

Dear Chair Harris and Members of the Planning Board,

I am writing to strenuously object to numerous aspects of the **Eastern Silver Spring Community Plan**. I have been a resident within the area plan for the last 38 years. I bought my home because I wanted to live within a neighborhood of single family homes within the beltway that had significant green space where I could raise my children.

Unlike with other local development projects, such as the Purple Line and BRT, where we received information in the mail of upcoming plans and notice of meetings where we could learn more and provide our input, residents of our neighborhood have been given no information or notice of plans or opportunities for feedback on this plan. This is unacceptable.

My biggest concerns are the Plan is its recommendations to:

- rezone of the homes within the neighborhood (i.e. the ones that do not front onto Colesville Rd. or University Blvd.) to allow them to double their height and quadruple the number of dwellings
- eliminate the large, well-used green space adjacent the YMCA and replace it with 10 story apartment buildings (as per p. 71 of the plan).

I implore the Board to reject these recommendations for the following reasons:

- **Overcapacity of Our Old Infrastructure:** The neighborhood was built in approximately 1940. Much of the subterranean water and sewer infrastructure in Indian Spring is nearly a century old and was never engineered for the load of multi-unit dwellings. We already face significant utility strain. Adding density to a 90-year-old grid without a funded mandate for total modernization is planning negligence.
- **Environmental Risk to Sligo Creek Watershed:** Increasing the **aggregate impervious surface area** (roofs and pavement) through higher density will send high-velocity stormwater toward my home and into the Sligo Creek watershed. The Plan authorizes increased flood risk for downhill residents without providing a comprehensive drainage solution.
- **The Canyon Effect and Environmental Loss:** Transitioning to the proposed zoning introduces building heights and densities that will create a "canyon effect" along our residential corridors. This looming presence destroys the privacy of our yards, blocks solar access, and replaces our open sky-view with high-density walls. Furthermore, the necessary clearing of mature tree canopies to accommodate these larger footprints directly contradicts the County's Climate Action Plan.
- **Elimination of YMCA field for 10 story apartment buildings:** The replacement of the largest neighborhood greenspace which is well-used by residents for a wide variety of activities will have a devastating effect on the look, feel, and livability of the neighborhood. Aside from the significant environmental impact of replacing the large field with impervious surfaces, one of the best resources of the neighborhood will be


eliminated, and will likely result in the YMCA itself relocating to a different area (according to someone who works there), taking yet another resource from the local residents.

For these reasons, I respectfully request that the Planning Board:

1. Remove or scale back any proposed upzoning affecting the interior of the Indian Spring neighborhood and other similarly situated single-family blocks;
2. Eliminate any plan to develop the YMCA property;
3. Require clear transition standards, including lower heights, setbacks, buffering, and step-backs wherever new development could abut detached single-family homes;
4. Preserve existing green space, tree canopy, and recreational/open-space function adjacent to residential properties and parkland; and
5. Defer any final zoning recommendation for these areas until the community has had a meaningful opportunity to review detailed impact studies and visual massing scenarios.

Sincerely,

Randy Shay


Silver Spring, MD 20901

From: [Eleanor Henning](#)
To: [MC-EasternSilverSpring](#); [MCP-Chair](#)
Subject: East Silver Spring Rezoning
Date: Tuesday, March 10, 2026 10:59:31 AM

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

Dear Chair Harris and Members of the Planning Board,

As homeowners at [REDACTED], we are writing to formally oppose the preliminary recommendations to rezone R-60 single-family parcels to CRN-1.0, to rezone the YMCA Silver Spring, and to rezone The Well Church directly next door to our home. We moved to this neighborhood in 2017 specifically because it was an established, quiet, single-family community.

We urge the Board to reject these recommendations based on the following:

-

90-Year-Old Infrastructure Overcapacity: Our home was built in 1940. Much of the subterranean water and sewer infrastructure in Indian Spring is nearly a century old and was never engineered for the load of multi-unit dwellings. We already face significant utility strain. Adding density to a 90-year-old grid without a funded mandate for total modernization is planning negligence.

-

The Current Parking and Safety Crisis: Brewster Avenue cannot accommodate the vehicle density associated with CRN-1.0. The Plan relies on the unrealistic assumption that residents in these new units will have a diminished need for cars; however, the reality of multi-worker households and regional travel in Silver Spring dictates otherwise. This rezoning will create an untenable parking crisis, with spillover clogging our residential roads and obstructing emergency vehicle (Fire/EMS) access, endangering every resident in the neighborhood. The Well Church, Silver Spring Child Care Center, and the Springwell School currently use the parking lot adjacent to our home on a daily basis. The potential loss of this lot to residential development would mean severe parking and congestion on Brewster Avenue. There are no sidewalks or speed bumps on Brewster Avenue and we (as well as several other neighbors) have already had our parked vehicles hit or totaled due to speeding vehicles. We sincerely worry for all the pedestrians who walk these streets and rezoning will only exacerbate this problem.

- **The YMCA:** The recommendations do not appear to fully respect the role of open space, tree canopy, and nearby parkland in the Indian Spring area. The YMCA site and surrounding green edges function as an important visual and environmental buffer for nearby homes and contribute to the livability of the neighborhood. Any planning approach that would encourage more intensive redevelopment of community-institutional land, particularly where it abuts parks or residential properties, should begin from a presumption of preserving open-space character rather than consuming it. A plan that speaks about quality of life, parks, gathering spaces, and environmental resilience should not simultaneously advance zoning changes that threaten those same assets.
- **The Canyon Effect and Environmental Loss:** Transitioning to CRN-1.0 introduces building heights and densities that will create a "canyon effect" along our residential corridors. This looming presence destroys the privacy of our yards, blocks solar access, and replaces our open sky-view with high-density walls. Furthermore, the necessary clearing of mature tree canopies to accommodate these larger footprints directly contradicts the County's Climate Action Plan.
- **The Missing Middle Displacement Effect:** While the Plan suggests that rezoning will create "attainable" housing, the market reality is the opposite. By increasing the density allowed on these lots, the County is artificially inflating land values. This makes it impossible for middle-class families to compete with developers and investment entities who can outbid them to build high-density rentals. Rather than providing ownership opportunities, this rezoning incentivizes the removal of modest, entry-level homes and replaces them with expensive, high-turnover rental products that do not build long-term community wealth.

We request that the Board maintain the R-60 zoning for our residential interior to protect the integrity and homeownership opportunities of Indian Spring.

Sincerely,
Eleanor Henning
Narjol Gonzalez-Escalona, PhD
[REDACTED]
Silver Spring, MD 20901

From: [REDACTED]
To: [MC-EasternSilverSpring; MCP-Chair](#)
Cc: [Theran \(TJ\) Shelton; Councilmember.Glass@montgomerycountymd.gov;](#)
[Councilmember.Jawando@montgomerycountymd.gov;](#) [councilmember.stewart@montgomerycountymd.gov;](#)
[Councilmember.Sayles@montgomerycountymd.gov;](#) [Councilmember.Evans@montgomerycountymd.gov](#)
Subject: Opposition to Proposed Rezoning Impacts on Indian Spring Neighborhood and YMCA Area
Date: Tuesday, March 10, 2026 11:11:32 AM
Attachments: [Letter to MOCO planning Board.docx](#)

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

Subject: Opposition to Proposed Rezoning Impacts on Indian Spring Neighborhood and YMCA Area

Dear Chair and Members of the Montgomery County Planning Board,

We are writing to express strong concern regarding the Eastern Silver Spring Communities Plan preliminary recommendations as they relate to the Indian Spring neighborhood and the YMCA area. We are home-owner residents in the Indian Spring neighborhood; where we have resided for 20 years.

While the stated goals of affordability, housing choice, and improved transit access are understandable, the current proposal appears to give insufficient weight to the very real physical and community impacts that increased density would impose on a small, established neighborhood made up primarily of detached single-family homes on modest lots. As presented, the recommendations would allow housing types and development intensity that are fundamentally out of scale with the existing neighborhood pattern and would place new pressure on roads, parking, green space, storm water diversion and containment, and neighborhood compatibility without first demonstrating that this area can absorb that change responsibly.

The preliminary recommendations contemplate rezoning community institutions to mixed-use zones and allowing duplexes, triplexes, townhouses, and small apartment buildings along major roads and near transit. In the abstract, that may sound incremental. In practice, however, applying those concepts in and around Indian Spring risks dismantling the existing character and functioning of a neighborhood that was not built to accommodate significantly greater density. The issue is not theoretical future flexibility. The issue is whether the County has shown, with parcel-specific analysis, that these changes can occur without substantial and lasting harm.

First, the proposal does not adequately account for existing transportation and parking conditions. Residents already experience congestion on surrounding roads, and on-street parking is already constrained. Most of the homes in our community do not have parking pads or garages on their property. Any rezoning that increases residential density or introduces more intense mixed-use activity should be preceded by clear and

transparent traffic, intersection, parking, and spillover analyses. Without that work, the proposal asks existing residents to bear impacts that have not been properly studied or disclosed.

Second, the proposal fails to provide sufficient transition standards between higher-density development and small-lot single-family homes. Tall or more massive mixed-use or multifamily buildings located immediately adjacent to detached homes would create serious incompatibility concerns, including loss of privacy, increased shadowing, visual bulk, and a dramatic change in neighborhood scale. If any rezoning is to be considered, it must include strict height limits, meaningful setbacks, step-backs, buffering, and edge-transition requirements. At present, the proposal does not inspire confidence that those protections are defined or adequate.

Third, the recommendations do not appear to fully respect the role of open space, tree canopy, and nearby parkland in the Indian Spring area. The YMCA site and surrounding green edges function as an important visual and environmental buffer for nearby homes and contribute to the livability of the neighborhood. Any planning approach that would encourage more intensive redevelopment of community-institutional land, particularly where it abuts parks or residential properties, should begin from a presumption of preserving open-space character rather than consuming it. A plan that speaks about quality of life, parks, gathering spaces, and environmental resilience should not simultaneously advance zoning changes that threaten those same assets.

Fourth, the proposal places too much reliance on broad planning goals and not enough on neighborhood-specific facts. Indian Spring is not an empty corridor waiting to be intensified. It is an established residential community with a defined built character, limited road capacity, constrained parking conditions, and a strong interest in maintaining compatibility between land uses. Countywide housing objectives should not be used to justify a one-size-fits-all rezoning approach that overlooks the conditions on the ground in this neighborhood.

For these reasons, I respectfully request that the Planning Board:

1. Remove or scale back any proposed upzoning affecting the interior of the Indian Spring neighborhood and other similarly situated single-family blocks.
2. Reconsider any mixed-use or substantial density increase on the YMCA property unless and until parcel-specific traffic, parking, open-space, stormwater, and compatibility analyses are completed and publicly reviewed.
3. Require clear transition standards, including lower heights, setbacks, buffering, and step-backs wherever new development could adjoin detached single-family homes.
4. Preserve existing green space, tree canopy, and recreational/open-space function adjacent to residential properties and parkland.

5. Defer any final zoning recommendation for these areas until the community has had a meaningful opportunity to review and comment on detailed impact studies and visual massing scenarios, discuss in public forum. A very recent citizen posting on our neighborhood list-serve was the only means by which most of us in our community became aware of this plan. **The discord this plan has created in our relatively harmonious neighborhood is disturbing. In the future, the Planning Board must do a much better job with community outreach and engagement; the lack of transparency is shocking.**

There was no attempt to meet with the impacted neighborhoods. As citizens, we feel completely neglected and disrespected.

Indian Spring should not be treated as a convenient location for additional density simply because broader policy goals favor growth near transit and corridors. Planning must also protect existing neighborhoods from disproportionate impacts, especially where roads are already congested, parking is already difficult, and the surrounding homes are modest in scale. A responsible plan should strengthen the community, not destabilize it.

Thank you for your consideration.

Brian V. Guse and Theran J. Shelton

██████████
Silver Spring, MD 20901

Subject: Opposition to Proposed Rezoning Impacts on Indian Spring Neighborhood and YMCA Area

Dear Chair and Members of the Montgomery County Planning Board,

We are writing to express strong concern regarding the Eastern Silver Spring Communities Plan preliminary recommendations as they relate to the Indian Spring neighborhood and the YMCA area. We are home-owner residents in the Indian Spring neighborhood; where we have resided for 20 years.

While the stated goals of affordability, housing choice, and improved transit access are understandable, the current proposal appears to give insufficient weight to the very real physical and community impacts that increased density would impose on a small, established neighborhood made up primarily of detached single-family homes on modest lots. As presented, the recommendations would allow housing types and development intensity that are fundamentally out of scale with the existing neighborhood pattern and would place new pressure on roads, parking, green space, storm water diversion and containment, and neighborhood compatibility without first demonstrating that this area can absorb that change responsibly.

The preliminary recommendations contemplate rezoning community institutions to mixed-use zones and allowing duplexes, triplexes, townhouses, and small apartment buildings along major roads and near transit. In the abstract, that may sound incremental. In practice, however, applying those concepts in and around Indian Spring risks dismantling the existing character and functioning of a neighborhood that was not built to accommodate significantly greater density. The issue is not theoretical future flexibility. The issue is whether the County has shown, with parcel-specific analysis, that these changes can occur without substantial and lasting harm.

First, the proposal does not adequately account for existing transportation and parking conditions. Residents already experience congestion on surrounding roads, and on-street parking is already constrained. Most of the homes in our community do not have parking pads or garages on their property. Any rezoning that increases residential density or introduces more intense mixed-use activity should be preceded by clear and transparent traffic, intersection, parking, and spillover analyses. Without that work, the proposal asks existing residents to bear impacts that have not been properly studied or disclosed.

Second, the proposal fails to provide sufficient transition standards between higher-density development and small-lot single-family homes. Tall or more massive mixed-use or multifamily buildings located immediately adjacent to detached homes would create serious incompatibility concerns, including loss of privacy, increased shadowing, visual bulk, and a dramatic change in neighborhood scale. If any rezoning is to be considered, it must include strict height limits, meaningful setbacks, step-backs, buffering, and edge-transition requirements. At present, the proposal does not inspire confidence that those protections are defined or adequate.

Third, the recommendations do not appear to fully respect the role of open space, tree canopy, and nearby parkland in the Indian Spring area. The YMCA site and surrounding green edges function as an important visual and environmental buffer for nearby homes

and contribute to the livability of the neighborhood. Any planning approach that would encourage more intensive redevelopment of community-institutional land, particularly where it abuts parks or residential properties, should begin from a presumption of preserving open-space character rather than consuming it. A plan that speaks about quality of life, parks, gathering spaces, and environmental resilience should not simultaneously advance zoning changes that threaten those same assets.

Fourth, the proposal places too much reliance on broad planning goals and not enough on neighborhood-specific facts. Indian Spring is not an empty corridor waiting to be intensified. It is an established residential community with a defined built character, limited road capacity, constrained parking conditions, and a strong interest in maintaining compatibility between land uses. Countywide housing objectives should not be used to justify a one-size-fits-all rezoning approach that overlooks the conditions on the ground in this neighborhood.

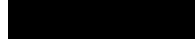
For these reasons, I respectfully request that the Planning Board:

1. Remove or scale back any proposed upzoning affecting the interior of the Indian Spring neighborhood and other similarly situated single-family blocks.
2. Reconsider any mixed-use or substantial density increase on the YMCA property unless and until parcel-specific traffic, parking, open-space, stormwater, and compatibility analyses are completed and publicly reviewed.
3. Require clear transition standards, including lower heights, setbacks, buffering, and step-backs wherever new development could adjoin detached single-family homes.
4. Preserve existing green space, tree canopy, and recreational/open-space function adjacent to residential properties and parkland.
5. Defer any final zoning recommendation for these areas until the community has had a meaningful opportunity to review and comment on detailed impact studies and visual massing scenarios, discuss in public forum. A very recent citizen posting on our neighborhood list-serve was the only means by which most of us in our community became aware of this plan. **The discord this plan has created in our relatively harmonious neighborhood is disturbing. In the future, the Planning Board must do a much better job with community outreach and engagement; the lack of transparency is shocking.** There was no attempt to meet with the impacted neighborhoods. As citizens, we feel completely neglected and disrespected.

Indian Spring should not be treated as a convenient location for additional density simply because broader policy goals favor growth near transit and corridors. Planning must also protect existing neighborhoods from disproportionate impacts, especially where roads are already congested, parking is already difficult, and the surrounding homes are modest in scale. A responsible plan should strengthen the community, not destabilize it.

Thank you for your consideration.

Brian V. Guse and Theran J. Shelton



Silver Spring, MD 20901

From: [Homraj Acharya](#)
To: [MC-EasternSilverSpring](#); [MCP-Chair](#)
Subject: Eastern Silver Spring Communities Plan - Testimony
Date: Thursday, March 12, 2026 8:20:13 PM

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

Dear Members of the Planning Board,

I am writing as a resident of the Indian Spring neighborhood regarding the proposed rezoning of Brewster/Worth, labeled "Colesville Road District" in the plan but part of Indian Spring. I am concerned about the inequitable impact this would have on homeowners whose adjacent properties are impacted but not included in the rezoning areas.

As an immigrant, purchasing a home on Brewster represented one of my most important opportunities to build long-term financial stability in the United States. For many people from less-advantaged backgrounds, including immigrants, homeownership is a primary path to building future security. The current proposal creates a situation that would damage and constrains our options, financial security, and future.

When redevelopment begins on a block, homeowners often face pressure as nearby properties are purchased by developers. Those who remain feel compelled to sell even if they would prefer to stay. Our home is currently a small, affordable single-family home in a quiet, family-friendly neighborhood. But if this passes, it would directly face multi-unit 4-5 story buildings, deeply undermining its market value. Traffic would increase, adding congestion and safety issues to our small streets. Even if the rezoned area was not immediately developed, families would be reluctant to purchase in a redevelopment zone, and our home would no longer have the same value as comparable single-family homes in Indian Spring.

Policies should not unintentionally undermine the primary investment of existing residents who have worked hard to establish themselves in this community.

If the goal is to increase housing options while retaining neighborhood character and not causing damage to the surrounding community, then more equitable options exist. These would include:

- Adding north Brewster, east Worth and other adjacent impacted areas to the rezoning section to ensure equitable opportunity to sell if needed;
- Rezoning a much larger area of Indian Spring to increase housing while spreading the impact more gently, while protecting neighborhood character with lower height limits on multi-family units (2-story duplex/row house-style);
- Removing Brewster/Brewster Court/Worth/Leighton from the rezoning and retaining our neighborhood's character. This is my preferred option. The others

would at least mitigate damage.

I respectfully ask the Planning Board to reconsider the inequitable burden this current proposal places on current homeowners, both those within the rezoning area who would feel compelled to sell and those whose adjacent properties are not included but would face severe financial impacts and damage.

Thank you for your consideration.

Sincerely,
Homraj Acharya

A solid black rectangular redaction box covering the signature area.