

Silver Spring Community Meeting
June 11, 2013
Community Questions/Comments for the Developers

While there were many different questions raised and comments made, the purpose of this report is to cover the comments/questions made regarding the planned work. There were a few questions regarding the RFP process and the joining of the Wheaton and Silver Spring sites as one project, which are not included in this report.

- 1) What is the maximum density of the site?
- 2) What is the zoning rewrite that is under consideration and how will it affect this project? What are the standard method and the optional method for zoning, and what do these mean?
- 3) With the construction in Silver Spring in 2008, an agreement was reached regarding the height of the buildings and it stated that the building would be lower towards the residential areas, growing taller as they move towards the business sections. This way the taller building would be to the back, with the smaller building at the front. Will this agreement be in place with chosen developer?
- 4) As a follow on to the previous question, would like to see any taller building transitioned wisely. Brought up the townhouse development on Spring Street across from the residential areas.
- 5) With the Storm Water Management requirements and reduced height, it will make it more expensive for the developers. Be creative combining all these items because we want affordable housing, height restrictions, storm water management, and lower costs.
- 6) Having looked at the RFP and the way it's structured, there is no ranking or importance given to the items required or how this is supposed to develop. How will this be a win-win for the community, the County and proposers?
- 7) Silver Spring is a Gateway site into Silver Spring. Wants the respect to stay in the neighborhood. Want to keep the history and not get too modern. Need to pay attention to storm water management, and being pet friendly. Make sure we are true to the community, no matter who the developer is. This is a major concern since Silver Spring does not have an architecture review committee.
- 8) Parks and Planning has been renovating the building at 8787 Georgia Ave for the last few years. There is a concern that the County doesn't know what is going on.
- 9) Why are the two sites linked together? Couldn't Wheaton be completed, move Parks and Planning, then start the work on Silver Spring.
- 10) Is it the best option to have one developer do both sites? If we wait until Wheaton is completed, then have an RFP for Silver Spring, which could lead to a whole different plan in 5 years down the line.
- 11) Many in the community are not happy that Parks and Planning is moving from Silver Spring to Wheaton. Feel that if the projects are split, more money will be spent in Silver Spring then if everything is tied in together. Worried that Wheaton could get a great development, and Silver Spring could end up with a lesser building. Also worried that a large flagship company (like Discovery or UPC) will not be willing to submit a proposal because they are not interested in Wheaton. Feel that Wheaton should stand alone.

- 12) Some feel it's important that both projects are linked since the Silver Spring project's timing is base off Wheaton being completed. She thinks that the County will be able to hold one developer on a timeline.
- 13) Could we get a better project for Silver Spring in 4 to 5 years? Right now they might decide to do a residential area, but in 5 years might go mover towards retail. Not sure if Silver Spring is willing to speed up the process.
- 14) How is the community to be involved in making this decision? The RFP is already out there, and the community wants to "be at the table" when it comes to making these decisions.
- 15) Timing is not necessarily a given. Used the Transit Center as an example. Wants less residential more retail or actual office space. Want what Wheaton is getting.
- 16) Concerned that Silver Spring will be made denser. Concerned that Silver Spring is a "carrot" for developers to take the Wheaton phase of the project.
- 17) How much of the community satisfaction in 2008 will be taken into account for this project?
- 18) Want to make sure they don't end up with 60 foot buildings on Spring Street like they are building in Bethesda.

Sign In Sheets:

Sign In Sheet
Silver Spring Community Meeting
11-Jun-13

Name	Affiliation
Max Kautzer	AMT
Pir Ahmed	Evoles
JOHN LEBOFFE	AREZZA
Liling Tien	P.E.L.A. DESIGN
Tom Gallas	Torti Gallas + Partners
DAVID ASHTON	Torti Gallas + Partners
Christine Mosey / Patricia A. Sidwell	Woodside Park
JAMES ZORICH	Woodside Park
J. A. Huntington	Unaffiliated
Jon Lourie	woodside park
Rob Joann	JM
Jane Redicker	GSSCC
Robert Oshel	Woodside Park
McLean Quinn	EYA
Luis ESTRADA	MNCPPC
MARK SCHRIBER	TORTI GALLAS
Erika Schrieber	-
Robin Barnes	Baker
CHERIAN EXPEN	TEMOSS, LLC
JULIE Bland	EBA

