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February 17, 2022

VIA EMAIL DELIVERY

The Honorable Gabe Alborno, President
and Members of the County Council
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

Re: Silver Spring Extra Space LLC's Written Testimony for the February 17, 2022, County Council's Public Hearing on the Planning Board Draft of the Silver Spring Downtown and Adjacent Communities Plan (the "Draft Sector Plan")

Dear Council President Alborno and Members of the County Council:

On behalf of Silver Spring Extra Space LLC ("Extra Space"), the owner and operator of the self-storage facility located at 8001 Newell Street (the "Property"), we are submitting these written comments to the Draft Sector Plan. The Property includes approximately 41,245 square feet of net lot area and is located at the northeast corner of Newell Street and Eastern Avenue in the South Silver Spring District. The Property is improved with a 1-story warehouse that was originally built in 1950's and subsequently retrofitted to a self-storage facility in 2002. The Property is also located in the Ripley/South Silver Spring Overlay Zone. As explained in greater detail below, Extra Space is requesting that the Draft Sector Plan be modified to incorporate recommendations that allow for an expansion of the self-storage uses that is necessary to respond to market demands in this undersupplied area of the County.

While the Draft Sector Plan recommends rezoning the Property to CR-3.0 C-3.0 R-3.0 H-125 and that "redevelopment of this site transition in height to the garden apartment buildings across Newell Street and the single-family homes across Eastern Avenue Northwest in D.C," reliable studies relating to supply/demand for self-storage at this location reflect a gross shortage of supply in Silver Spring. (Draft Sector Plan, pp. 57 and 59). More specifically, there is approximately 600,000 square feet of

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self-storage within a 3-mile radius of the Property, but there is demand from residents and businesses for between 1.6 million to 3 million square feet of self-storage uses. Therefore, the market for self-storage in Silver Spring is underserved by at least 3 times the demand, and that doesn't account for the future demand that will be generated by the Draft Sector Plan's recommendations for redevelopment of significant commercial and residential uses throughout the Sector Plan boundaries.

Extra Space is requesting that the Council recognize that the Property is uniquely situated for an incremental expansion of self-storage uses that will be market responsive and consistent with Draft Sector Plan's Economic Growth goals. To this end, the Draft Sector Plan recommends encouraging "economic growth that will be sustainable into the future," and focusing "on strengthening the retail and business economy in Silver Spring by attracting large and small new employers and retailers, and by supporting the businesses that have been in the downtown for years." (Draft Sector Plan, p. 85). Allowing for additional self-storage uses at the Property will allow for more sustainable economic growth into the future by supporting an existing business that has been in the downtown for 20 years which can deliver much needed self-storage space in the community. Also significant, the design and overall aesthetics of self-storage facilities have vastly improved since the time that Extra Space established the self-storage use at the Property 20 years ago. To this end, the inclusion of Master Plan recommendations that encourage expansion of the self-storage uses at the Property will create an opportunity for enhanced urban design and architecture that is more compatible with the adjacent community.

In addition to being consistent with the Draft Sector Plan's Economic Growth goals, allowing for an expansion of the existing self-storage uses could also accomplish several other important goals in the Draft Sector Plan by creating an opportunity for additional public benefits in the form of design excellence through enhanced urban design review by the proposed Design Advisory Panel (DAP), and funding toward the Housing Initiative Fund (HIF) and/or Connectivity and Infrastructure Fund (CIF). As described below, the Draft Sector Plan should be revised to recommend expansion of existing self-storage facilities (as of the date of the approved Sector Plan) where the expansion provides these identified public benefits and meets certain defined standards. The proposed criteria for expansions of self-storage uses at the Property could be incorporated into the Chapter 59 of the Montgomery County Code (the "Zoning Ordinance") through a subsequent Zoning Text Amendment ("ZTA") process that will be necessary to implement other recommendations in the Draft Sector Plan.

As part of the ZTA that would implement the Draft Sector Plan's recommendation that the Ripley/South Silver Spring Overlay Zone be eliminated (and any other recommended changes), Extra Space respectfully requests that the Zoning Ordinance be modified to allow for limited expansion opportunities of self-storage facilities, subject to the following standards:

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- The self-storage use must have been established before the effective date of the Sector Plan;
- Site Plan approval under the CR optional method of development is required, which will include review by the Design Advisory Panel (DAP) for consistency with the Design Guidelines;
- The expanded self-storage use would be limited to 60 feet of building height; and
- Any additional density added beyond the as-built density at the time of Sector Plan adoption would be subject to a contribution to the HIF or CIF.

The requested recommendations for the Property will allow for an expansion opportunity that is both market-responsive and consistent with the Draft Sector Plan recommendation that there be a compatible transition from the single-family community across Eastern Avenue. Moreover, the proposed expansion of Extra Space's self-storage facility will enhance the County's commercial tax base and help to fulfil the storage needs of residents and businesses in the community. Thank you for consideration of Extra Space's written comments, and if you have any questions or require any additional information, please do not hesitate to contact us.

Very truly yours,

Selzer Gurvitch Rabin Wertheimer & Polott, P.C.

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cc: Montgomery County Councilmembers
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