

Daniel Meijer

[REDACTED]
February 14, 2022

Montgomery County Council
Stella Werner [Council] Office Building
100 Maryland Avenue, 4th Floor
Rockville Maryland 20850

RE: Written testimony – Silver Spring Downtown and Adjacent Communities

Dear Montgomery County Council Members,

Please include this statement as part of the upcoming “Silver Spring Downtown and Adjacent Communities” (2/17/2022) public hearing written testimony record:

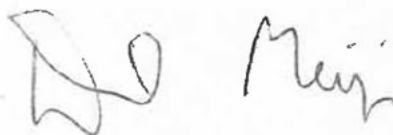
This will be the third Central Business District (CBD) "Silver Spring Sector Plan" to occur since I moved here.

In the 1993 one, we were told that if all the development permitted by the 1974 one was built, the CBD infrastructure could not support it. In addition, the CBD was rezoned to concentrate dense development in the core which tapered down in areas such as South Silver Spring or Fenton St Village to: 1. keep those properties affordable for small business that were displaced from the core (to migrate to) and 2. providing a smooth transition to the residential neighborhoods that surround the CBD.

I continue to support that concept and hope the Council will do the same.

In addition, we were also told that the zoning code re-write was needed due to the proliferation of past ZTAs, which made the zoning code too confusing. Thus, it is of great disappointment to see that such ZTA practices still continue – and again, their accumulative effect will ultimately circumvent the calculated infrastructure limited capacity of such a Sector Plan.

Sincerely Yours,



Daniel Meijer

The Beacon

IN FOCUS FOR PEOPLE OVER 50

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Dear Editor:

I am deeply concerned that legislation to allow increased density in older communities may put at risk the safety of senior citizens who choose to age in place in those neighborhoods.

See **LETTERS TO EDITOR**, page 40

Letters to editor

From page 2

This is because many older neighborhoods have very narrow roads that were designed to handle the traffic and parking needs of the single family lots they serve. Proposals to [permit the conversion of] single-family homes to multifamily use on small lots that are common in older neighborhoods put [such communities] at a public safety risk.

One can easily visualize an ambulance or fire truck stuck on a narrow street obstructed

by the off-site parking needs of multifamily conversions. Keep in mind that many of these narrow residential access roads were designed and built in the 1920/30s. Fire trucks and ambulances were much smaller then.

Such delays can have a life-threatening impact on the residents in such neighborhoods. Public safety must be the primary consideration in any such proposed legislation currently under consideration by the Montgomery County Council.

Daniel Meijer
Silver Spring, MD