

Daniel Meijer
Silver Spring Maryland 20910
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:

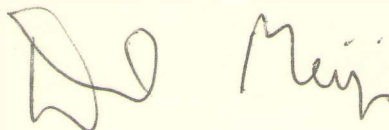
This will be the third Central Business District (CBD) "Silver Spring Sector Plan" to occur since I moved here.

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