

MEMORANDUM

January 13, 2020

TO: Planning, Housing, and Economic Development (PHED) Committee
FROM: Pamela Dunn Senior Legislative Analyst
SUBJECT: Forest Glen/Montgomery Hills Sector Plan
PURPOSE: Worksession to develop recommendations for Council consideration

Participants:

Casey Anderson, Chair, Montgomery County Planning Board
Gwen Wright, Director, Montgomery Planning Department
Mike Riley, Director, Montgomery Parks
Elza Hisel-McCoy, Area 1 Chief, Montgomery Planning Department
Leslye Howerton, Master Plan Supervisor, Montgomery Planning Department
Melissa Williams, Senior Planner, Montgomery Planning Department
Rachel Newhouse, Planner Coordinator, Montgomery Parks
Hyojung Garland, Park Planning Supervisor, Montgomery Parks
Lisa Govoni, Housing Specialist, Montgomery Planning Department

This is the Planning, Housing, and Economic Development (PHED) Committee's third worksession on the Forest Glen/Montgomery Hills (FGMH) Sector Plan. The second worksession covered the land use and zoning recommendations for the Forest Glen district, one of three districts outlined in the Plan. This worksession will cover the land use and zoning recommendations for the Montgomery Hills and Woodside districts and will include property specific recommendations related to parks and open space.

Councilmembers may wish to bring their copy of the Plan to the meeting.

PLAN GOALS AND RECOMMENDATIONS

Land Use and Zoning

To support the Plan's vision, broad land use goals and recommendations are described on page 49 of the Plan. With this as a guide, recommendations on land use and zoning are proposed for specific properties within the three districts.

Montgomery Hills District

Montgomery Hills is generally defined by Forest Glen Road to the north and 16th Street to the south. The district is home to several older, low-density, strip shopping centers with retail and auto-centric commercial service uses for residents and commuters.

1. Seminary Place Shopping Center, Shell Gas Station, and Montgomery Hills Car Wash (9440 and 9520 Georgia Avenue, 9510 Georgia Avenue, and 9500 Georgia Avenue)

Map in Sector Plan: page 69

Text in Sector Plan: pages 75-76

Seminary Place Shopping Center (both lots)

Existing Zoning: CRT-1.5 C-1.5 R-0.5 H-45

Proposed Zoning: CRT-2.5 C-2.5 R-2.5 H-75

Shell Gas Station

Existing Zoning: CRT-2.25 C-1.5 R-0.75 H-45

Proposed Zoning: CRT-2.5 C-2.5 R-2.5 H-75

Montgomery Hills Car Wash

Existing Zoning: CRT-2.25 C-1.5 R-0.75 H-45

Proposed Zoning: CRT-2.5 C-2.5 R-2.5 H-75

Plan Recommendation: This site is comprised of four lots under varying ownership. The Seminary Place Shopping Center, which comprises two of the four lots, is a major activity center within the Plan area. The Shell Gas Station and the Montgomery Hills Car Wash make up the other two lots. The redevelopment of the combined sites may provide a desired spark for additional redevelopment within the district. All four properties are being recommended for the same zoning to encourage joint redevelopment. The zoning allows the site to be completely reconstructed with any mix of commercial and residential FAR, up to the total density allowed in the zone, thus providing ultimate flexibility.

Staff supports the zoning recommendation for these properties.

Seminary Place Shopping Center - Zoning Map Portion of Site #5			
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)	136,858		
Size (acres)	3.14		
Zoning	CRT-1.5 C-1.5 R-0.5 H-45		CRT-2.5 C-2.5 R-2.5 H-75
Gross Floor Area	42,503	205,287	342,145
Residential Square Footage	0	68,429	342,145
Commercial Square Footage	42,503	205,287	342,145
Single-Unit Detached DU's (7.26 DU)	0	0	0
Multi-Unit Square Footage	0	68,429	342,145
Multi-Unit @ 1250 sf	0	55	274

Shell Gas Station - Zoning Map Portion of Site #5			
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)	19,211		
Size (acres)	0.44		
Zoning	CRT-2.25 C-1.5 R-0.75 H-45		CRT-2.5 C-2.5 R-2.5 H-75
Gross Floor Area	1,838	43,225	48,028
Residential Square Footage	0	14,408	48,028
Commercial Square Footage	1,838	28,817	48,028
Multi-Unit @ 1250 sf	0	12	38

Car Wash - Zoning Map Portion of Site #5			
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)	11,685		
Size (acres)	0.27		
Zoning	CRT-2.25 C-1.5 R-0.75 H-45		CRT-2.5 C-2.5 R-2.5 H-75
Gross Floor Area	2,625	26,291	29,213
Residential Square Footage	0	8,764	29,213
Commercial Square Footage	2,625	17,528	29,213
Multi-Unit @ 1250 sf	0	7	23

Parks and Open Space

Plan Recommendation: The Plan recommends the establishment of a civic green urban park of ½ to 1 acre with the redevelopment of the Seminary Place Shopping Center. It also suggests that a memorial would be appropriate for the historic resources cited in the historic preservation section of the Plan (page 76). The Plan suggests ownership of the park facility be considered at the time of redevelopment.

For properties larger than 10,000 square feet, the CRT zone requires that 10 percent of the site be provided as open space. A one-acre park requirement would comprise approximately 26 percent of the shopping center site (if all four properties redevelop together). A ½-acre park would occupy about 13 percent of the combined site. Additionally, it is likely that new stormwater management and canopy tree requirements would increase the site area dedicated to green/open space above these percentages.

Staff recommends modifying the civic green urban park site recommendation to “no less than ½ acre”.

2. Montgomery Hills Shopping Center

Map in Sector Plan: page 69

Text in Sector Plan: page 77

Existing Zoning: CRT-2.25 C-1.5 R-0.75 H-45

Proposed Zoning: CRT-2.25 C-1.5 R-0.75 H-45

Plan Recommendations: Constructed 90 years ago, the Montgomery Hills Shopping Center is the oldest commercial assemblage in the Plan area. The Plan recommends reconfirmation of the existing zoning for this site. The Plan also provides a history of historic designation efforts related to the Shopping Center.

Several residents testified in support of redevelopment of this site. A few individuals testified in opposition to possible historic designation efforts, believing such designation would only further suppress interest in redevelopment. The Plan recommends future evaluation of designation; it does not recommend designation at this time.

This site is one of the few places not recommended for rezoning in the Plan. Other commercial properties in the Plan area received slight increases in density but, more useful, they also received zoning that allowed for ultimate flexibility in redevelopment, meaning the maximum commercial and residential FARs have been set equal to the total FAR (or density).

Staff recommends modifying the zoning recommendation for properties that make up the Montgomery Hills Shopping Center from CRT-2.25 C-1.5 R-0.75 H-45 to CRT-2.25 C-2.25 R-2.25 H-60. No residential properties abut or confront this shopping center. The recommended height on the adjacent Seminary Place Shopping Center is 75 feet and on the adjacent Sniders Super Foods property is 60 feet. This change does not increase total density; however, at a minimum, it allows for increased flexibility within the zone. **To address concerns with the possible loss of retail space, the Plan could encourage optional method development that provides Small Business Opportunities as a public benefit.**

Montgomery Hills Shopping Center - Zoning Map Site #4				
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)	43,084			
Size (acres)	0.99			
Zoning	CRT-2.25 C-1.5 R-0.75 H-45		CRT-2.25 C-1.5 R-0.75 H-45	CRT 2.25 C-2.25 R-2.25 H-60
Gross Floor Area	26,866	96,939	96,939	96,939
Residential Square Footage	0	32,313	32,313	96,939
Commercial Square Footage	26,866	64,626	64,626	96,939
Multi-Unit Square Footage	0	32,313	32,313	96,939
Multi-Unit @ 1250 sf	0	26	26	78

3. Sniders Super Foods, Silver Spring Volunteer Fire Station, and Parking Lot #12

Map in Sector Plan: page 69

Text in Sector Plan: pages 78-79

Sniders Super Foods

Existing Zoning: CRT-0.75 C-0.75 R-0.25 H-45

Proposed Zoning: CRT-1.5 C-1.5 R-1.5 H-60

Plan Recommendations: The Plan recommends an increase in density for these properties to incentivize redevelopment and implement the Main Street grid detailed in the transportation section of the Plan.

The Council received testimony from the owner of Sniders Super Foods, requesting additional density and height equal to CRT-2.25 C-2.25, R-2.25, H-75. The owner explained the possible challenges of redeveloping this property, including proximity to the Fire Station and a significant WMATA easement running along the eastern edge of the site. Additional density and height would allow more options for siting new development.

That said, a common refrain when discussing this Sector Plan with almost anyone is “Whatever you do, don’t get rid of Sniders!”. Unfortunately, the Sector Plan cannot require a business to remain in operation. It can, though, include language that recognizes the significant public benefit provided by this family-run store, should an application for redevelopment materialize.

Staff supports changing the zoning recommended for Sniders Super Foods to CRT-2.25 C-2.25 R-2.25 H-60. Staff believes increasing the height to 75 feet would be out of character with the Fire Station (60 ft height) and Montgomery Hills Shopping Center (Staff recommended 60 ft height), to the west and east of the store respectively, and due to the relative elevation of the site. Staff also supports adding language to the Plan that recognizes the significant public benefit to the community of maintaining a grocery store at this location.

Sniders Grocery - Zoning Map Portion of Site #2				
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)	39,846			
Size (acres)	0.91			
Zoning	CRT-0.75 C-0.75 R-0.25 H-45		CRT-1.5 C-1.5 R-1.5 H-60	CRT 2.25 C-2.25 R-2.25 H-60
Gross Floor Area	12,000	29,885	59,769	89,654
Residential Square Footage	0	9,962	59,769	89,654
Commercial Square Footage	12,000	29,885	59,769	89,654
Multi-Unit Square Footage	0	9,962	59,769	89,654
Multi-Unit @ 1250 sf	0	8	48	72

Silver Spring Volunteer Fire Station

Existing Zoning: R-60

Proposed Zoning: CRT-1.5 C-1.5 R-1.5 H-60

Plan Recommendations: The Plan recommends rezoning the Fire Station from R-60 to the CRT zone. The Fire Station does not currently envision moving from this site or redeveloping their property. Should that change over the life of the Plan, the recommended zoning seems an appropriate transition to the abutting and confronting single-family homes.

Staff supports the recommended zoning for this property.

Fire Station -Zoning Map Portion of Site #2			
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)	27,203		
Size (acres)	0.62		
Zoning	R-60 (7.26 DU per Acre)		CRT-1.5 C-1.5 R-1.5 H-60
Gross Floor Area	6,200	12,695	40,805
Residential Square Footage	0	12,695	40,805
Commercial Square Footage	6,200	0	40,805
Single-Unit Detached DU's (7.26 DU)	0	5	0
Multi-Unit Square Footage	0	0	40,805
Multi-Unit @ 1250 sf	0	0	33

Parks and Open Space

Plan Recommendation: Under redevelopment, the Plan recommends a ¼-acre pocket green urban park for the Sniders Super Foods and Fire Station properties. It is unclear whether the recommendation for a park on these properties should be required if either property redevelops, or only if both properties redevelop together. Individually, it would be a significant request to require that 28 percent (Sniders) or 40 percent (Fire Station) of a property be provided as parkland/open space. Even if redeveloped together, a ¼ acre park would be about 16 percent of the property – a requirement that is more than 50 percent above the open space requirement for the zone.

Given the size of these properties, the proximity to Montgomery Hills Neighborhood Park (only about 1/10 of a mile away), and other park recommendations in the Plan, Staff suggests focusing on other properties for the provision of parkland and open space.

Parking Lot #12

Existing Zoning: R-60

Proposed Zoning: CRT-1.0 C-1.0 R-1.0 H-60

Plan Recommendations: The Plan recommends changing the zoning on Parking Lot #12 to accommodate potential redevelopment with open green space. In a memo to the Committee dated December 2, 2019 (see © 1), Councilmember Jawando proposes increasing the residential density on this public property to 1.5 FAR. This change would increase the potential number of multifamily units from 24 to 35 for this site. Councilmember Jawando’s memo also requests that the Plan recommend 30 percent of the units be provided as regulated affordable units: 15 percent affordable to households earning at the standard Moderately Priced Dwelling Unit (MPDU) level of 65 percent or less of Area Median Income (AMI) and 15 percent affordable to households earning less than 50 percent of AMI.

While this parking lot is rarely fully parked, it does provide parking for several area businesses, such as Sniders Super Foods, the Montgomery Hills Shopping Center, and the Rinaldi Funeral Home (which has almost no off-street parking). In addition, it could serve possible redevelopment of the 16th Street SHA site.

Staff suggests the Committee consider its recommendation regarding Parking Lot #12 in context with its recommendation for the 16th Street SHA site.

PLD Parking Lot 12 - Zoning Map Site #1				
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)	29,438			
Size (acres)	0.68			
Zoning	R-60 (7.26 DU per Acre)		CRT-1.0 C-1.0 R-1.0 H-60	CRT-1.5 C-1.0 R-1.5 H-60
Gross Floor Area	0	13,738	29,438	44,157
Residential Square Footage	0	13,738	29,438	44,157
Commercial Square Footage	0	0	29,438	29,438
Single-Unit Detached DU's (7.26 DU)	0	5	0	0
Multi-Unit Square Footage	0	0	29,438	44,157
Multi-Unit @ 1250sf	0	0	24	35

Parks and Open Space

Plan Recommendation: If this property is developed, the Plan recommends an urban recreational parklet of no less than 1/10-acre in size. For this small parking lot, a 1/10-acre parklet would comprise about 15 percent of the site. Similar to the previous park recommendation, this is 50 percent greater than the open space requirement for the zone. In addition, Parking Lot #12 is about 1/10 of a mile from the 16th Street SHA right-of-way, where an urban gateway recreational park is being recommended.

Staff suggests removing the park recommendation for this site if the recommendation for the 16th Street SHA right-of-way includes an urban recreational park.

4. Georgia Avenue East

Map in Sector Plan: page 69

Text in Sector Plan: page 78

9517 Georgia Avenue

Existing Zoning: CRT-1.5 C-1.5 R-0.5 H-45

Proposed Zoning: CRT-2.25 C-2.25 R-0.5¹ H-45

9439 Georgia Avenue

Existing Zoning: CRT-1.5 C-1.5 R-0.5 H-45

Proposed Zoning: CRT-2.75 C-2.75 R-0.5 H-45

9431 Georgia Avenue

Existing Zoning: CRT-1.5 C-1.5 R-0.5 H-45

Proposed Zoning: CRT-2.25 C-2.25 R-0.5 H-45

9427 Georgia Avenue

Existing Zoning: CRT-1.5 C-1.5 R-0.5 H-45

Proposed Zoning: CRT-1.75 C-1.75 R-0.5 H-45

¹ For this property, the recommended zoning on the map on page 69 is CRT-2.25 C-2.25 R-2.25 H-45; however, under the zoning recommendations on page 78, the recommended zoning is CRT-2.25 C-2.25 R-0.5 H-45. Staff believes that the R-2.25 on the map is noted in error.

9421 Georgia Avenue

Existing Zoning: CRT-1.5 C-1.5 R-0.5 H-45

Proposed Zoning: CRT-2.5 C-2.5 R-0.5 H-45

Plan Recommendations: The four commercial blocks between Flora Lane and Columbia Blvd along the east side of Georgia Ave include a mix of gas stations, restaurants, and retail establishments. The development pattern consists of one- to three-story buildings on lots of varying widths and shallow depths.

The properties listed above are recommended for zoning that conforms to existing development. These properties are currently legal, non-conforming structures that were most likely built before C-2 zoning (and thus the translated current zoning) was applied to the property.

For properties within these blocks not noted above by address, the Plan recommends reconfirming the existing zoning of CRT-1.5 C-1.5 R-0.5 H-45. This creates a variety of densities along the same block for buildings attached to one another.

Staff recommends zoning properties within the same block consistently and increasing the residential FAR to equal the total FAR, for flexibility in redevelopment.

This would result in 9517, 9513 and 9501 Georgia Avenue being rezoned to CRT-2.25 C-2.25 R-2.25 H-45 and 9475, 9443, 9441, 9439², 9431, 9427, 9423, and 9421 Georgia Avenue being rezoned to CRT-2.5 C-2.5 R-2.5 H-45. There is no recommended change in height for these properties.

Like the Montgomery Hills Shopping Center, to address concern with the possible loss of retail space the Plan could encourage optional method development that provides Small Business Opportunities as a public benefit. With respect to Parking Lot #48; Staff supports reconfirming the CRT-1.5 C-1.5 R-0.5 H-45 zoning on Parking Lot #48.

² 9439 Georgia Ave is proposed for CRT 2.75 C-2.75 R-0.5 H-45 to accommodate the existing building currently constructed at 2.51 FAR. Staff believes FAR of 2.5 is an appropriate approximation of the existing development which is currently legal, non-conforming.

9517 Georgia - Zoning Map Site #7a

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)	10,726			
Size (acres)	0.25			
Zoning	CRT-1.5 C-1.5 R-0.5 H-45		CRT-2.25 C-2.25 R-0.5 H-45	CRT-2.25 C-2.25 R-2.25 H-45
Gross Floor Area	22,990	16,089	24,134	24,134
Residential Square Footage	0	5,363	5,363	24,134
Commercial Square Footage	22,990	16,089	24,134	24,134
Multi-Unit Square Footage	0	5,363	5,363	24,134
Multi-Unit @ 1250 sf	0	4	4	19

9439 Georgia - Zoning Map Site #7b

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)	2,978			
Size (acres)	0.07			
Zoning	CRT-1.5 C-1.5 R-0.5 H-45		CRT-2.75 C-2.75 R-0.5 H-45	CRT-2.5 C-2.5 R-2.5 H-45
Gross Floor Area	7,500	4,467	8,190	7,445
Residential Square Footage	0	1,489	1,489	7,445
Commercial Square Footage	7,500	4,467	8,190	7,445
Multi-Unit Square Footage	0	1,489	1,489	7,445
Multi-Unit @ 1250 sf	0	1	1	6

9431 Georgia - Zoning Map Site #7c

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)	2,489			
Size (acres)	0.06			
Zoning	CRT-1.5 C-1.5 R-0.5 H-45		CRT-2.25 C-2.25 R-0.5 H-45	CRT-2.5 C-2.5 R-2.5 H-45
Gross Floor Area	5,000	3,734	5,600	6,223
Residential Square Footage	0	1,245	1,245	6,223
Commercial Square Footage	5000	3734	5,600	6,223
Multi-Unit Square Footage	0	1,245	1,245	6,223
Multi-Unit @ 1250 sf	0	1	1	5

9427 Georgia - Zoning Map Site #7d

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)	2,859			
Size (acres)	0.07			
Zoning	CRT-1.5 C-1.5 R-0.5 H-45		CRT-1.75 C-1.75 R-0.5 H-45	CRT-2.5 C-2.5 R-2.5 H-45
Gross Floor Area	5,000	4,289	5,003	7,148
Residential Square Footage	0	1,430	1,430	7,148
Commercial Square Footage	5,000	4289	5,003	7,148
Multi-Unit Square Footage	0	1,430	1,430	7,148
Multi-Unit @ 1250 sf	0	1	1	6

9421 Georgia - Zoning Map Site #7e

	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)	3,038			
Size (acres)	0.07			
Zoning	CRT-1.5 C-1.5 R-0.5 H-45		CRT-2.5 C-2.5 R-0.5 H-45	CRT-2.5 C-2.5 R-2.5 H-45
Gross Floor Area	4,736	4,557	7,595	7,595
Residential Square Footage	0	1,519	1,519	7,595
Commercial Square Footage	4,736	4557	7,595	7,595
Multi-Unit Square Footage	0	1,519	1,519	7,595
Multi-Unit @ 1250 sf	0	1	1	6

There are three more strip shopping centers within Montgomery Hills, south of Columbia Blvd, that are not mentioned in the Plan. The zoning for these properties is CRT-1.5 C-1.5 R-0.5 H-45.

Staff recommends that, at a minimum, the residential FAR should be increased to equal total FAR for flexibility in redevelopment. And as with the other commercial sites, to support the retention of neighborhood-serving retail the Plan should encourage optional method development that provides Small Business Opportunities as a public benefit.

Woodside District

Woodside is the southernmost community within the Plan. It lies from the edge of Montgomery Hills at the northern end to Spring Street at the south. The district has an established low-density residential character but is also home to several religious and community facilities.

1. Georgia Avenue at Luzerne Avenue and Cedar View Court

Map in Sector Plan: page 69

Text in Sector Plan: page 80

Existing Zoning: R-60

Proposed Zoning: CRN-1.25 C-0.0 R-1.25 H-50

Plan Recommendation: The Plan recommends rezoning five lots located at the intersection of Georgia Avenue with Luzerne Avenue and Cedar View Court to encourage potential assemblage for the construction of missing middle-type housing. The Plan provides more detailed information regarding the current development/uses on these properties (primarily vacant or improved with a parking lot or drive aisle).

Staff supports the recommended zoning for these properties.

Parking Lot @ Luzerne/Vacant Lot - Zoning Map Site #2 (CRN Zoning)			
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning
Size (square feet)	54,406		
Size (acres)	1.25		
Zoning	R-60 (7.26 DU per Acre)		CRN 1.25 C-0.0 R 1.25 H-50
Gross Floor Area	0	25,389	68,008
Residential Square Footage	0	25,389	68,008
Commercial Square Footage	0	0	0
Single-Unit Detached DU's (7.26 DU)	0	9	0
Missing Middle (approx lot size)	0	0	3,000
MM @ 18 units/acre	0	0	22

Parks and Open Space

Plan Recommendation: The Plan recommends a pocket green urban park of ¼-acre in size.

Staff supports this recommendation.

2. Right-of-Way at 16th Street and Georgia Avenue

Map in Sector Plan: page 69

Text in Sector Plan: page 81

Existing Zoning: R-60

Proposed Zoning: R-60

Plan Recommendation: The approximately 3-acre wooded site is situated between 16th Street and Georgia Avenue and is the right-of-way owned by the Maryland Department of Transportation State Highway Administration (MDOT SHA). The Plan recommends reconfirming the property's R-60 zoning to accommodate future development as a park or some other compatible public use that incorporates usable open space. The Plan's ideal future use of the site would be as an urban recreational park, providing a distinctive gateway to the community that could include a small recreational field, public garden, playground, pavilion, and/or bike share facility. Should the site remain under SHA ownership, the Plan recommends that SHA collaborate with Montgomery Parks to ensure that any portion available after the realignment of 16th street be accessible and useful as public open space, to the maximum extent possible.

During the tour of the Plan area and the first worksession, Committee members expressed their desire to evaluate the maximum potential for residential development within the Plan area, including any publicly-owned property. In a memo to the Committee dated December 2, 2019 (see © 1), Councilmember Jawando proposes increasing the residential density on this public property to 1.5 FAR.

Below is a table showing the current zoning for the property, the zoning proposed in the Planning Board Draft, Councilmember Jawando's proposed zoning recommendation, and the number of potential dwelling units under each.

SHA Right-Of-Way - Not numbered on zoning map				
	Existing on the Ground Today	Allowable under Current Zoning	Allowable under PB Draft Zoning - no change	Proposed Alternative Zoning
Size (square feet)	130,680			
Size (acres)	3.00			
Zoning	R-60 (7.26 DU per Acre)		R-60	CRT-1.5 C-0.25 R-1.5 H-60
Gross Floor Area	0	60,984	60,984	196,020
Residential Square Footage	0	60,984	60,984	196,020
Commercial Square Footage	0	0	0	32,670
Single-Unit Detached DU's (7.26 DU)	0	22	22	0
Multi-Unit Square Footage	0	0	0	196,020
Multi-Unit @ 1250 sf	0	0	0	157

The Committee has multiple options. It can support the Plan recommendation to reconfirm the R-60 zone (to facilitate development as an urban recreational park). It can recommend that the site be rezoned to the CRT zone with a residential FAR of 1.5, providing the potential for significantly more housing. Or it can recommend something in between – such as CRT zoning with less residential density, or CRN zoning with less residential density and no commercial density.

If housing is recommended for this site, as a publicly-owned property Councilmember Jawando's memo requests the Plan recommend 30 percent of the units be provided as regulated affordable units: 15 percent affordable to households earning at the standard Moderately Priced Dwelling Unit (MPDU) level of 65 percent or less of Area Median Income (AMI) and 15 percent affordable to households earning less than 50 percent of AMI.

3. Silver Spring Health and Human Services (HHS)

Map in Sector Plan: page 69

Text in Sector Plan: page 82

Existing Zoning: R-60

Proposed Zoning: CRN-1.0 C-0.5³ R-1.0 H-60

Plan Recommendation: The Plan recommends rezoning the 2.6-acre facility from R-60 to the CRN zone to provide flexibility for future development of medium-density housing or to continue as a public facility.

Like the other publicly-owned properties, the Committee's interest in maximizing the provision of housing where possible is relevant to the zoning for this site. Councilmember Jawando's memo recommends a residential FAR of 1.5 for this site. Below is a table showing the current zoning for the property, the zoning proposed in the Planning Board Draft, Councilmember Jawando's proposed zoning recommendation, and the number of potential dwelling units under each.

SS Health and Human Services (DGS) - Zoning Map Site #1 (CRN Zoning)				
	Existing	Allowable under Current Zoning	Allowable under Proposed Zoning	Proposed Alternative Zoning
Size (square feet)	114,386			
Size (acres)	2.63			
Zoning	R-60 (7.26 DU per Acre)		CRN 1.0 C-0.5 R-1.0 H-45	CRN-1.5 C-0.5 R-1.5 H-45
Gross Floor Area	42,680	53,380	114,386	171,579
Residential Square Footage	0	53,380	114,386	171,579
Commercial Square Footage	42,680	0	57,193	57,193
Single-Unit Detached DU's (7.26 DU)	0	19	0	0
Multi-Unit Square Footage	0	0	114,386	171,579
Multi-Unit @ 1250 sf	0	0	92	137

Like the 16th Street site, the Committee has multiple options. It can support the Planning Board's recommendation, it can recommend the site be rezoned to CRN with a residential FAR of 1.5, providing the potential for significantly more housing, or it can recommend something in between.

Councilmember Jawando's memo also requests that the Plan recommend 30 percent of the units be provided as regulated affordable units: 15 percent affordable to households earning at the standard Moderately Priced Dwelling Unit (MPDU) level of 65 percent or less of Area Median Income (AMI) and 15 percent affordable to households earning less than 50 percent of AMI.

³ For this property, the recommended zoning on the map on page 69 is CRN 1.0 C-0.5 R-1.0 H-60; however, under the zoning recommendations on page 82 the recommended zoning is CRN-1.0 C-0.0 R-1.0 H-60. Staff believes the C-0.0 on page 82 is a typo.

Staff supports Councilmember Jawando’s proposed zoning of CRN-1.5 C-0.5 R-1.5 H-45 to allow for the potential of additional housing, should this site be improved with a residential use at some point in the future.

It should be noted that the Department of Health and Human Services provides vital services to a major portion of east County from this location. Any relocation for the purposes of redevelopment should take this into consideration.

This report contains:

Memo from Councilmember Jawando dated December 2, 2019
Correspondence submitted to the County Council

Pages

© 1-3

© 4-39



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

WILL JAWANDO
COUNCILMEMBER
AT-LARGE

To: Councilmember Hans Riemer, Chair
Councilmember Andrew Friedson
PHED Committee Staff
From: Councilmember Will Jawando
Date: December 2, 2019
Re: Increasing density and affordable housing for the Forest Glen/Montgomery Hills Sector Plan

The lack of affordable housing in Montgomery County is a crisis for many residents, with 74 percent of renters earning less than 100 percent of the Area Median Income (AMI), and the demand for affordable housing outpacing supply. This places land-use and planning at the heart of our county's equity issues and creates pressure on our ability to house many parts of our workforce. I believe it is imperative that the County Council take every opportunity to encourage higher-density housing near mass transit and make more of those units affordable through the county's Moderately Priced Dwelling Unit (MPDU) program.

Our review of the Forest Glen/Montgomery Hills Sector Plan offers us an early opportunity to make one change, for county-owned properties, that could address both density and affordability. First, I propose increasing the residential Floor Area Ratio (FAR) on publicly-owned properties in the plan, including the Dennis Avenue Health Center, the Silver Spring HHS Center, Parking Lot No. 12, and the parcel at the 16th Street and Georgia Avenue intersection currently owned by the State Highway Administration. Increasing FAR to this higher level would increase the number of potential units on these properties. For instance, current zoning for the Dennis Avenue Health Center permits construction of 49 units, and the Planning Board's draft zoning proposal would permit 118. Increasing the FAR to 1.5 would permit the construction of 295 units.

Secondly, to deal with affordability, I encourage my committee members to join me in adding language to the Forest Glen Montgomery Hills Plan that emphasizes our efforts to provide affordable housing on these sites, and in particular, units for households that earn below 50 percent AMI. Specifically, adding language to the Plan to recommend that on these public sites, 30% of the units would be MPDU's, with half of these units at the standard MPDU level of 65% below AMI, and half of the units be for residents at 50% of AMI or below.

This is one plan of many that will be reviewed by the Council and the Planning Board. By establishing the use of public property as a vehicle for driving an increase in the availability of housing for low and very-low income households, we can make a case for including housing for low and very-low income households for all new residential projects. Recently, we affirmed the goals outlined by the Council of

Governments as it relates to our housing shortage. While we need all kinds of housing to meet this goal, it is imperative that we create opportunities that prioritizes affordable housing in planning.

The lack of affordable housing in Montgomery County is a symptom of growing income inequality. There are areas of our county where there are simply no affordable housing units at all, in part because of the ways that zoning rules have been used to zero out new housing development, particularly housing for middle- and working-class families. Maximizing the use of publicly owned land to produce more affordable housing, particularly in areas near transit and commercial and retail, would serve to add considerable numbers of affordable housing units to the market.

Property	Existing Development		Allowable under Existing Zoning	Allowable under PB Draft Zoning	Allowable under Council Staff Zoning	Proposed Alternative Density
			R-60 (7.26 units/acre)	CRT-1.25 C-1.25 R-0.5 H-75	CRT-1.25 C-1.25 R-1.25 H-75	CRT 1.5 C-1.5 R-1.5 H-75
Dennis Avenue Health Center (site 295,554 sf)	74,758	Commercial FAR	0	369,443	369,443	443,331
	0	Residential FAR	137,824	147,777	294,685	368,573
	0	Residential Units	49	118	236	295
			R-60 (7.26 units/acre)	CRT-1.0 C-1.0 R-1.0 H-60	CRT-1.0 C-1.0 R-1.0 H-60	CRT-1.5 C1.5 R-1.5 H-60
Parking Lot #12 (site 29,438 sf)	0	Commercial FAR	0	29,438	29,438	44,157
	0	Residential FAR	13,823	29,438	29,438	44,157
	0	Residential Units	5	24	24	35
			R-60 (7.26 units/acre)	R-60 (7.26 units/acre)	CRT-1.0 C-0.25 R-1.0 H-60	CRT 1.25 C-1.25 R-1.25 H-60
SHA 16th and Georgia Avenue (site 130,680 sf)	0	Commercial FAR	0	0	130,680	163,350
	0	Residential FAR	60,984	60,984	130,680	196,020
	0	Residential Units	22	22	105	157
			R-60 (7.26 units/acre)	CRN-1.0 C-0.5 R-1.0 H-45	CRN-1.0 C-0.5 R-1.0 H-45	CRN-1.5 C-1.5 R-1.5 H-45
Silver Spring HHS Center (site 114,386 sf)	42,680	Commercial FAR	0	57,193	57,193	171,579
	0	Residential FAR	53,463	114,386	114,386	171,579
	0	Residential Units	19	92	92	137

11-29-19

Dear Council Member Hucker,

It has come to our attention that Montgomery County plans to open Woodland Drive through Medical Park Drive and continue to Dennis Avenue (in Silver Spring). As a parent of children who currently attend St. John the Evangelist School on Woodland Drive and a resident of the Forest Estates neighborhood, I am wholeheartedly against this cut through.

This expansion would create a through street between Saint John the Evangelist Parish and School. The school, which serves approximately 200 students per year, has been in its location on Woodland Avenue for almost 70 years. Students and/or parishioners cross the street regularly during the school day for activities and events. Their playground is located directly adjacent to the street. The drop-off and pick-up procedures, which take approximately 10 minutes, aim to reduce traffic and, most importantly, keep students safe. The proposed expansion would increase traffic in front of the school. The children's safety would be compromised if the street is opened and the cut through would essentially cleave our parish campus in two halves with the church on one side of the busy street and the school on the other.

Respectfully, Kate and Phil Droege

Dear Councilmembers,

9-27-19

I'm writing to you today to express my support of the Forest Glen Sector Plan. I'm so excited to see changes at this metro stop, and eagerly await the positive outcomes.

I have lived with my family in the neighborhood of Forest Estates since August, 2000 (19 years!). We first rented a townhouse and now we own a single-family home. We moved to the area and settled on this neighborhood because of its proximity to Metro and to Sligo Creek Trail; its parks (we especially liked getting to choose between two playgrounds at Getty Park and Forest Grove park when our son was young) and to the beltway. Between the members of our family, we run/bike/walk along Sligo Creek Trail, walk to the school bus stop, walk to Metro, or drive to work on the beltway every day. We love the plethora of Little Libraries in the neighborhood, the farmer's market, and the various activities organized by the Forest Estates Community Association. We plan to grow old here--hopefully still walking to Metro to get downtown, and also hopefully having some amenities around that Metro stop, as well.

I am impressed with this plan for many reasons, including some personal (I can't wait to use the Metro entrance on the east side of Georgia Ave. and maybe stop at a convenience store, other retail, or a coffee shop!) and some more broad, including its climate-friendly, pollution-prevention, transit-oriented features. I was delighted to see the green spaces, trees, and roofs in the plan.

I take metro to work every day, walking through the neighborhood and crossing Georgia at the infamous light (hopefully someday using a tunnel!). My family and I often walk across the bridge (which itself was a wonderful addition to the neighborhood since we've been here) and shop at Snider's or grab a bagel at Goldberg's on the weekend, and it's amazing to imagine what the plan could offer to increased pedestrian safety, aesthetics, and even protected bike lanes--as it is now, I'd never ride my bike along Georgia, unfortunately.

The other day, we walked from our house to the Montgomery Hills Fest and received several comments when we ran into neighbors at the event that they'd seen us walking and were incredulous. Wouldn't it be nice to live in a neighborhood where walking was the norm, because the streets were built with pedestrians in mind!

Because of my job (I'm a curator at the National Building Museum in DC) I have read a lot about various built environment and sustainability issues, including the desperate need for more affordable housing to help curb the eviction crisis and promote housing stability--affordable housing in abundance is good for everyone, including tenants, neighbors, tax payers, and the greater community.

For an upcoming project at work, I've been reading about the protests against the Forest Glen metro station in the early 70s, which sound eerily similar to what we're hearing now. A lot of the animosity toward Metro coming to Forest Glen had to do with preserving the "character" of the neighborhood, not wanting traffic, etc. (not unlike the protests against metro in pretty

5

much every neighborhood Metro went to). It is frustrating to see how similar the arguments are, decades later, given all we've learned about the benefits of density near public transit, environmental benefits, walkable retail, economic & racial diversity in neighborhoods, etc.

The argument that Forest Glen was "never meant" to carry more people, or to be mixed-use (which I heard at our local farmer's market table earlier this summer) makes little sense to me, since the area was developed 50 years ago when MoCo was a different place. The folks protesting the coming of the metro with their "NO BUILD" slogan in 1971 couldn't have imagined the community we have today, and they didn't want the kind of change. They demanded that Metro have "no impact" on development in the suburbs. Luckily, we are not bound by their short-sightedness, but we can use the network and infrastructure they imagined and built 50 years ago to make a better county for us today.

Thank you for your consideration and I hope I can count on your support for the Forest Glen Sector Plan.

All best,

Sarah Leavitt

(1602 Sanford Rd./Silver Spring, MD 20902)

11-26-19

Dear Montgomery County Council Members,

I am writing you to protest the plan to open Woodland Drive in order to allow traffic from Georgia Avenue to have more access to Medical Park Drive with the thought that it will ease some of the flow on Georgia. That span is not even a mile long and you are considering making it a mini-Georgia Avenue speedway to a road that already has two openings on it.

I am sure many of you are parents with children and should be able to see how ludicrous such a plan would be if implemented. In the past, a school location was protected from such a death trap for children, where is that consideration now!

As a former principal, I can only imagine the fears the parents of this school, who are Montgomery County tax payers, will experience if this is put in to action.

In the name of our children, please reconsider this preposterous idea.
Sincerely,

Sister Anne Mary Smith, IHM
St. John the Evangelist Parishioner and
Graduate of St. John the Evangelist School

Peter A. Frandsen
9900 Georgia Avenue #302
Silver Spring, Maryland 20902-5242

November 15, 2019

Montgomery County Council
Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850-2322

Re: Forest Glen Sector Plan
November 12 hearing

Dear Sirs,

This letter is a supplement to my letter to the County Council dated November 5, 2019, and to my testimony before the Council on the evening of November 12. I am opposed to heavy development because of the additional ensuing traffic congestion in the immediate area of the intersection of state roads Georgia Avenue and Forest Glen Road.

It is apparent from the witnesses who testified Tuesday night that the farther one lives from the center of the proposed massive development, the more one is okay with, or even heartedly endorses heavy development at the intersection. Most of the supporters who testified live in the Forest Estates community which is east of Georgia Avenue. Those who live closest to undisputedly dubbed "ground zero" in the testimony, were naturally more opposed to two 12 story buildings and increased congestion next to their homes and apartments.

Americana Finnmark Condominium, at the northwest quadrant, is at ground zero and will suffer most with the attendant consequences of major development. However, it was highly instructive to note the once possible development, especially the opening of Woodland Drive was proposed nearer to those residents in favor of development, there were howls of protest from the same neighborhood about cut-through traffic and danger to life and limb should such a terrible thing as extending a residential road one additional block. However, it is acceptable for them to have ground zero developed - at someone else's expense.

In a nod to the supposed effort to increase greenspace in the neighborhood, the County could purchase the existing two-story medical building lot and convert it and the vacant lot next to it into a park. Otherwise, proposed development will only reduce the greenspace. Americana Finnmark is one of the larger greenspaces in that area, but other than free saplings, it receives no help from the County to maintain that greenspace. Finnmark has already lost property and greenery due to the earlier widening of southbound Georgia Avenue. It should not lose more.

There is little space now for all the parked cars and the moving cars in the area. There is no space for additional traffic.

Forest Glen metro station was designed and approved and built from the very start as a unique residential station. It should stay that way.

Very truly yours,

/s/

Peter A. Frandsen

Email to: county.council@montgomerycountymd.gov

11-15-19

Council Members:

It is my understanding that the proposed re-zoning of the Forest Glen Metro Station parking lot would allow for the construction of one-bedroom luxury apartments in a mixed-use (residential/commercial) building with a height up to 120 feet.

I feel that it would reflect the character of the existing Forest Glen community to develop the Forest Glen Metro Station parking lot with mixed-use buildings of heights no greater than 75 feet with living units ranging in size from that of studio apartment to three-bedroom apartment, townhome, or condominium. This would attract a *mixture of residents* including seniors, singles and families.

I implore the Council to limit the height of the buildings on the Forest Glen Metro Station parking lot to heights no greater than 75 feet rather than re-zoning that parking lot to allow for building heights of up to 120 feet.

Thank you,
Wanda West
Americana Finnmark Resident/Owner
Silver Spring, MD.
202 230 7232

PH 11-12-19
Forest Glen/Mont Hills SP
ed

PD
CC

SNIDER'S SUPER FOODS
1936 Seminary Road
Silver Spring, MD 20910

NOV 12 2019

November 12, 2019

RECEIVED
MONTGOMERY COUNTY
2019

By E-mail and Hand Delivery

Ms. Nancy Navarro, President,
and County Councilmembers
Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, MD 20850

Re: Forest Glen/Montgomery Hills Sector Plan
Snider's Super Foods
1936 Seminary Road
Silver Spring, Maryland 20910

Dear Ms. Navarro and Councilmembers:

In September, the Planning Board Staff transmitted the Forest Glen/Montgomery Hills Sector Plan (the "Plan"). In this regard, I am writing to request your consideration of a zoning change relating to Snider's Super Foods, located at 1936 Seminary Road, Silver Spring, Maryland. Please note that I am not a zoning lawyer, and I write to you as an owner of the land on which Snider's operates.

My family has operated Snider's Super Foods at the corner of Georgia Avenue and Seminary Road since 1946. Through 1960, we operated a store located in the Montgomery Hills Shopping Center. See enclosed Exhibit 1. In 1960, we purchased the land and built the building where Snider's currently operates and have continuously operated at that location for almost 60 years. During that time, we have witnessed significant land use changes and development in downtown Silver Spring but fewer changes in Montgomery Hills and Forest Glen, notwithstanding their proximity to the Beltway, Forest Glen Metro and lovely residential neighborhoods. Therefore, we are excited by the Plan and hope it will enable our submarket to develop in a responsible manner and thrive for years to come.

Our locally-owned business faces competition from many quarters, including Safeway stores in downtown Silver Spring, Wheaton and Kensington; Whole Foods in downtown Silver Spring; Giant stores in Silver Spring and Wheaton; Amazon and other home delivery services; and Aldi's, which has now moved into the Seminary Place Shopping Center across the street from Snider's. Finally, and most important relative to the impact on Snider's, was the opening of Costco in Wheaton. Costco has provided access to very low prices, which we applaud, but the \$6m provided to Westfield to build a garage at Wheaton Plaza plus the additional \$4m given to Westfield (which in turn was used to bring Costco, a company with \$100 billion in gross revenue in 2011, the year of the grant) had a significant negative impact on Snider's and other local businesses.

(fl)

The Plan currently proposes a rezoning of the Snider's parcel from CRT-0.75, C-0.75, R-0.25, H-45 to CRT-1.5, C-1.5, R-1.5, H-60. See enclosed Exhibit 2, which illustrates the existing zoning and proposed zoning changes for Forest Glen and Montgomery Hills. The stated purpose of the Plan is to incentivize redevelopment and provide a through street. The Plan proposes a similar rezoning for Silver Spring Fire Station 19 (the "SS Fire Station" or "Station 19")—in the case of the SS Fire Station, from R-60 to CRT-1.5, C-1.5, R-1.5 and H-60. While we appreciate the proposed FAR increase for Snider's, given the competitive industry in which we operate and other reasons noted below, we request that the Council consider increasing the overall FAR for the Snider's parcel from the proposed CRT-1.5 to CRT-2.25. In this regard, I note:

1. The proposed change to CRT-2.25 would be consistent with the commercial properties adjacent to Snider's, namely, (a) to the north, Seminary Place Shopping Center (proposed for CRT-2.5), and (b) to the east, Montgomery Hills Shopping Center and Prestige Exceptional Fabricare (currently and with no proposed change, CRT-2.25). Moreover, this change would have no impact on the water tower parcel located west of Seminary Place Shopping Center, the SS Fire Station located immediately to the west of Snider's or Parking Lot 12 (which, according to the Plan, the Department of Transportation intends to preserve to accommodate future parking needs or as open space). Stated differently, assuming the Plan is adopted, the commercial properties adjacent to Snider's would be zoned CRT-2.25 or CRT-2.50. The other adjacent properties—a water tower, parking lot and fire station—would not be impacted adversely by the requested increase in FAR. Finally, although a handful of homes are located up Seminary Road from Snider's, the Snider's parcel does not abut any of the nearby residential neighborhoods and, therefore, should not adversely impact them. Enclosed as Exhibit 3 please find an aerial photo that shows the location of the Snider's parcel and surrounding properties.
2. Based upon discussions with officers of the SS Fire Station, it appears that Station 19 will operate at its present location for many years to come due to its proximity to Holy Cross Hospital and the high-rise buildings in downtown Silver Spring. The SS Fire Station is one of only a few fire houses that can accommodate a hook-and-ladder fire engine of the size currently located at Station 19. My understanding is that the SS Fire Station would need at least 3 acres to relocate and build a new fire station, and the land would need to be relatively close to its present location on Seminary Road. This would be difficult, if not impossible, without assembling land, which would probably take many years to accomplish. Over the years, Station 19 has been a wonderful neighbor. However, if any type of residential use is contemplated for the Snider's parcel, having an adjacent fire house is not ideal and the only way to "make the numbers work" will be to have greater density.
3. The Plan recommends construction of a vehicular connection between Seminary Place and Seminary Road, including "generous, tree-planted panels with ample sidewalks. . ." It also recommends a design that maximizes storm water management and "prioritize[s] passive and active building orientation and design techniques to maximize energy efficiency and energy conservation." These recommendations will increase development costs, thereby increasing the need for greater density to make a redevelopment financially viable.
4. The Seminary Place Shopping Center parcel, where the CRT will be increased to 2.5, is several times the size of the Snider's parcel. Development of Snider's less than one acre parcel will be more costly per square foot than a larger parcel, particularly when one considers the

recommended off-site improvements, e.g., vehicular connection, thereby reflecting a need for greater density.

5. WMATA has an easement near the eastern boundary of the Snider's parcel. The easement, which was granted in connection with the Metro extension from Silver Spring to Forest Glen, exists below grade with an upper-most elevation that is 156' from the surface. Construction over the easement is prohibited. In addition, on property adjacent to the easement--which is referred to by WMATA as its Zone of Influence and, in the case of Snider's, includes virtually the entire parcel--development is subject to review and approval by WMATA to ensure there are no negative impacts to WMATA's below grade structure. Enclosed as Exhibit 4 is the WMATA Zone of Influence applicable to the Snider's parcel. To obtain WMATA's approval, there will likely be additional requirements and costs relating to earth pressure, structural loading, shoring, dewatering and other construction techniques. Given these additional costs, greater density may be the only way to make a redevelopment feasible.

While I have discussed this request briefly with Melissa Williams of the Planning Board Staff, I became engaged in the Plan process too late for my request to formally be considered at the Planning Board Staff level. However, based upon my conversations with Ms. Williams, she believes that the Planning Board Staff will not object to the foregoing request.

If you have any questions or require additional information, please contact me.

Thank you for your consideration.

Sincerely yours,



Steven S. Snider

Enclosures

cc: Mr. Gabe Albornoz, Montgomery County Councilmember-At-Large
Joy Nurmi, Chief of Staff, Joy.nurmi@montgomerycountymd.gov

Andrew Friedson, Montgomery County Councilmember-At-Large
Cindy Gibson, Chief of Staff, Cindy.gibson@montgomerycountymd.gov

Mr. Evan Glass, Montgomery County Councilmember-At-Large
Valeria Carranza, Chief of Staff, Valeria.carranza@montgomerycountymd.gov

Mr. Thomas Hucker, Montgomery County Councilmember-At-Large (District 5)
David Kunes, Chief of Staff, David.kunes@montgomerycountymd.gov

Mr. Will Jawando, Montgomery County Councilmember-At-Large
Cecily Thorne, Chief of Staff, Cecily.Thorne@montgomerycountymd.gov

Mr. Sydney Katz, Council Vice President
Lisa Mandel-Trupp, Chief of Staff, lisa.mandel-trupp@montgomerycountymd.gov

Nancy Navarro, Council President
Ikhide Roland Ikheloa, Chief of Staff, Roland.Ikheloa2@montgomerycountymd.gov

Mr. Craig Rice, Montgomery County Councilmember-At-Large
Sharon Ledner, Chief of Staff, sharon.ledner@montgomerycountymd.gov

Mr. Hans Riemer, Montgomery County Councilmember-At-Large
Ken Silverman, Chief of Staff, Ken.Silverman@montgomerycountymd.gov

Pamela.dunn@montgomeryplanning.org

Mark Pfefferle, Mark.pfefferle@montgomeryplanning.org

Ms. Melissa Williams, Melissa.williams@montgomeryplanning.org

EXHIBIT 1

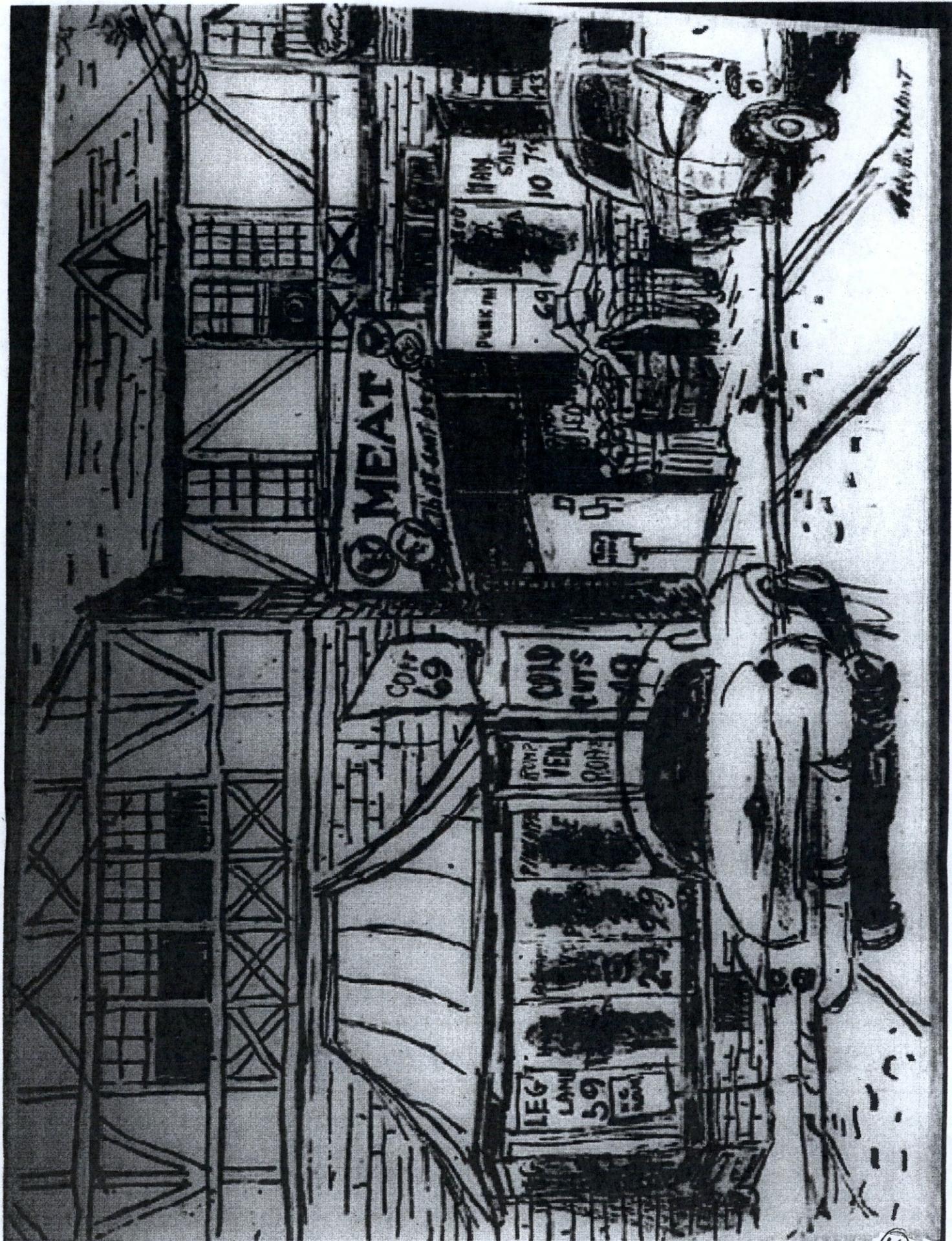


EXHIBIT 2

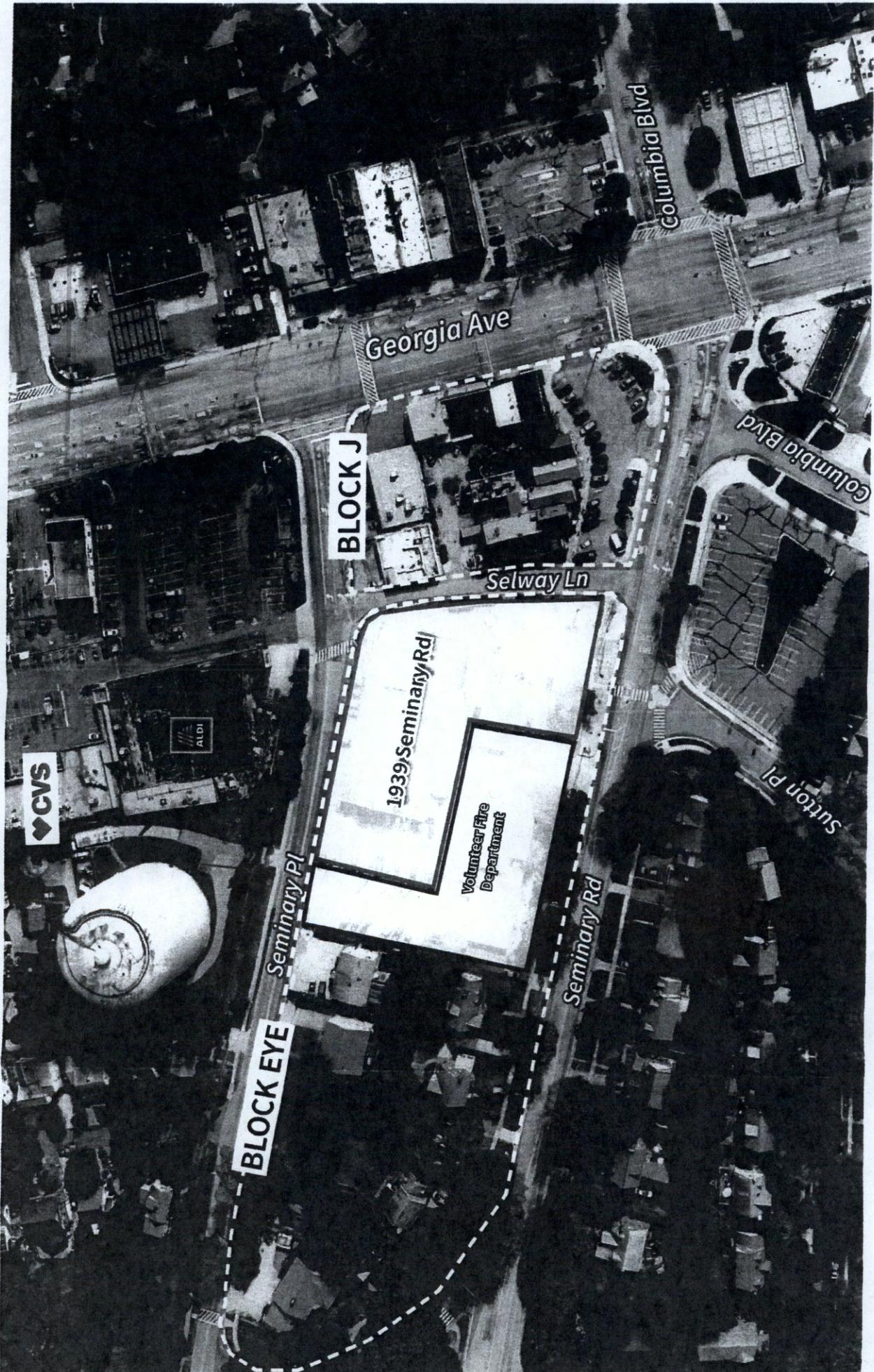
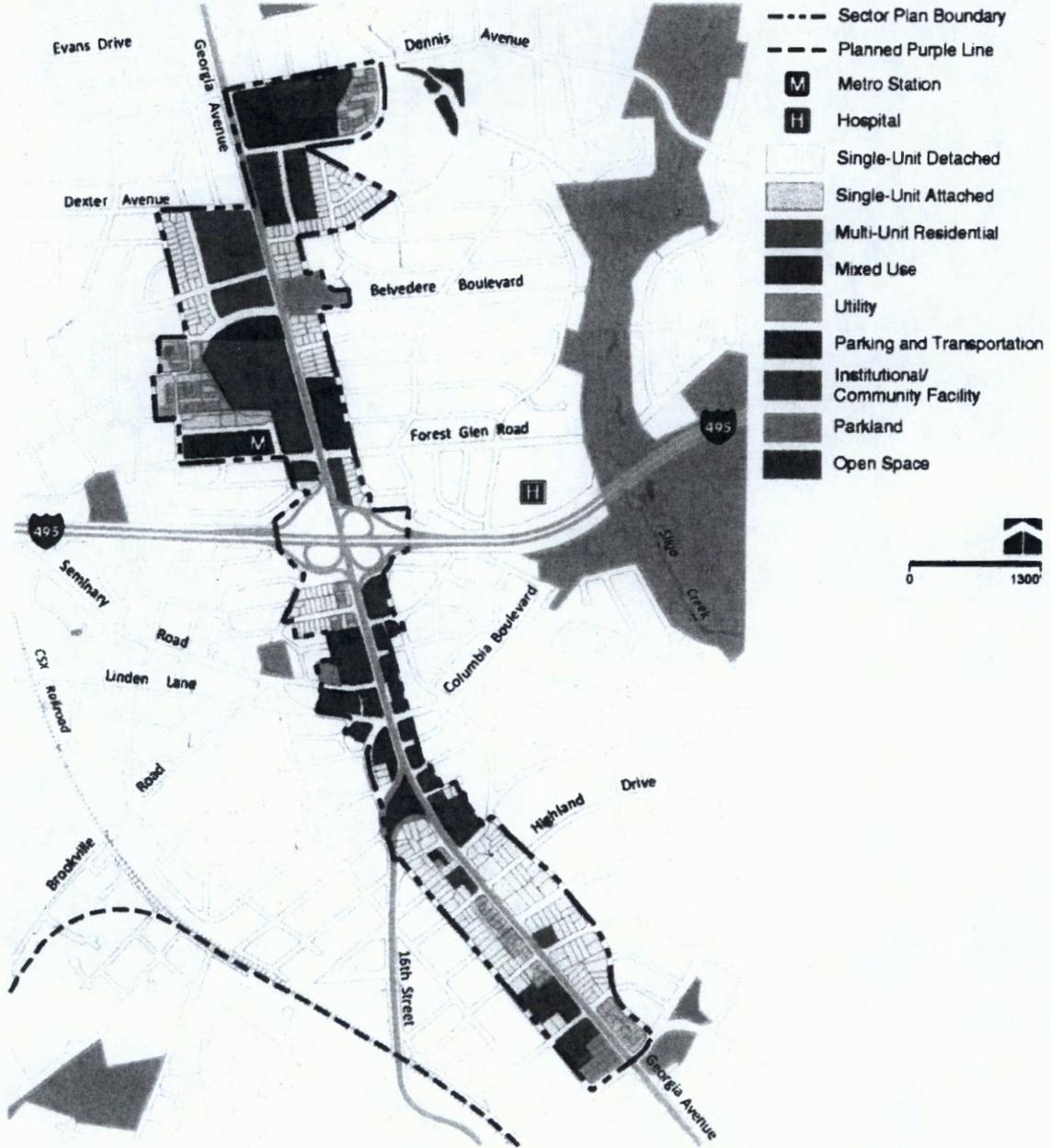
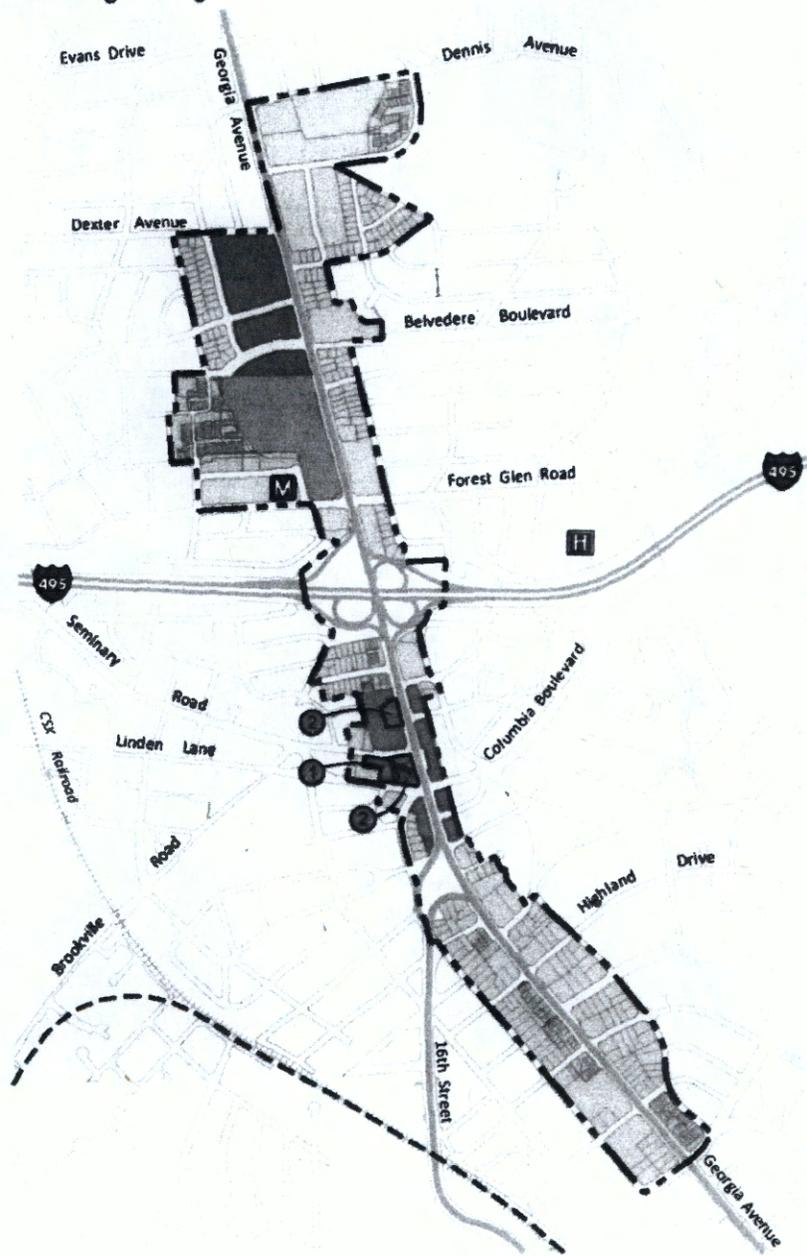


EXHIBIT 3

Recommended Land Use



Existing Zoning



- Sector Plan Boundary
- - - Planned Purple Line
- M** Metro Station
- H** Hospital
- R-60** Single-Unit Residential
- RT-12.5** Residential Townhouse
- R-30** Multiple-Unit, High Density Residential
- R-20** Multiple-Unit, Medium Density Residential
- CRT** Commercial Residential Townhouse
CRT 1.5, C-1.5, R-0.5, H-45'
- 1** CRT 0.75, C-0.75, R-0.25, H-45'
- 2** CRT 2.25, C-1.5, R-0.75, H-45'
- EOF** Employment Office
EOF 3.0, H-100'

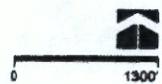
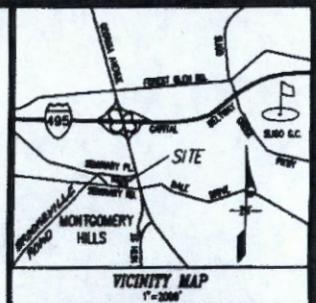
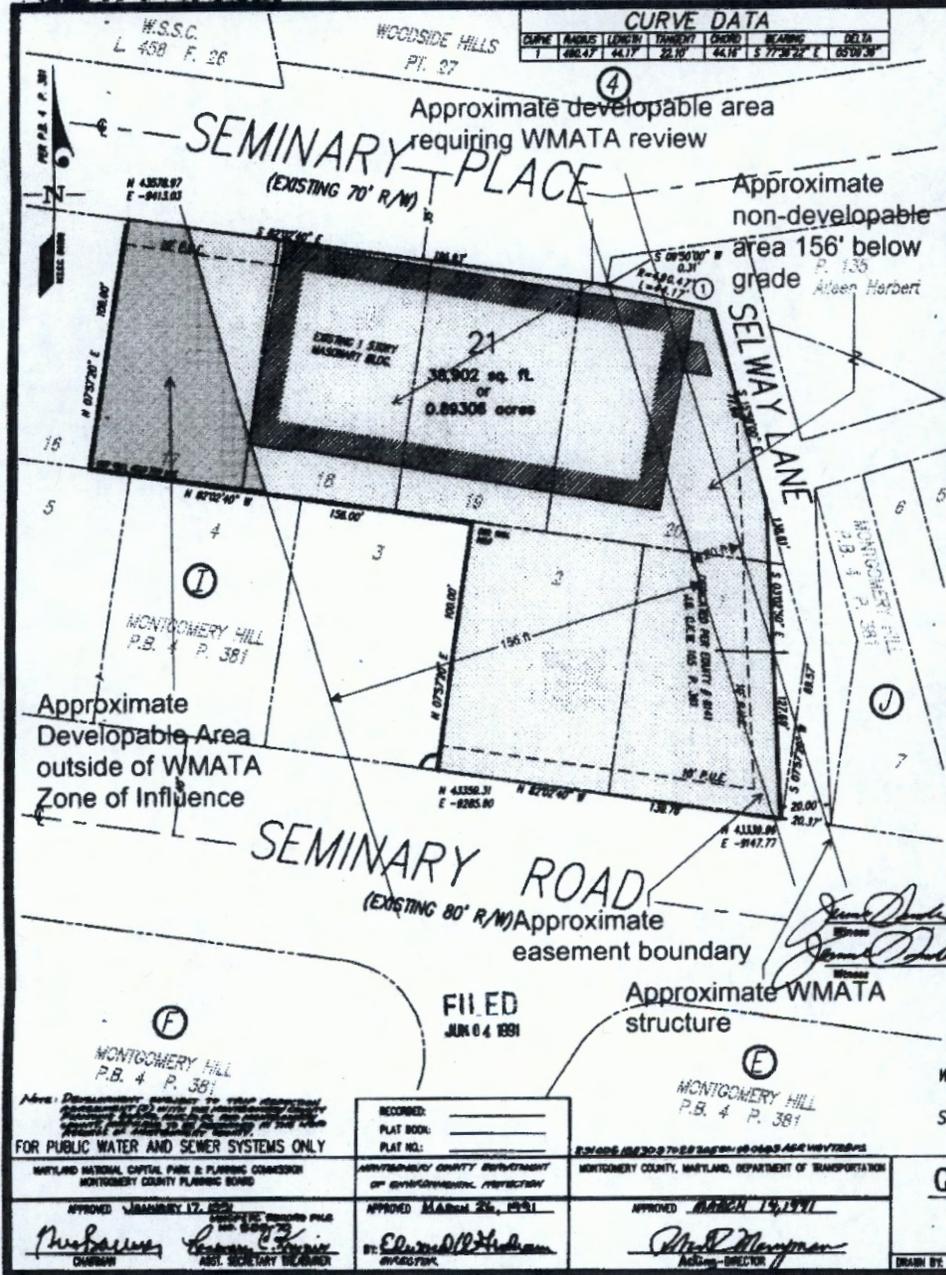


EXHIBIT 4

PLAT NO. 10000



SURVEYOR'S CERTIFICATE

I Herby certify that the plan above hereon is correct; that it is a Plat of Re-subdivision of a plot entitled "MONTGOMERY HILL, BLOCK 'I' Avenue Estates & Condominium Units & Utility Areas recorded among the Land Records of Montgomery County, Maryland on August 25, 1928 in Plat Book 4 of Plat 301. That it is a Plat of all the land conveyed to Samuel B. Block and Leonard Tompkins, Trustees, by deed dated December 26, 1970 and recorded among the aforesaid Land Records in Liber 4706 of Folio 752, and that property corners will be set in accordance with section 30-24(c) of the subdivision regulations.

The total area included in this plat of subdivision is 38,902 square feet or 0.89306 of an acre.

11/16/90 *David S. Weber*
 Date *David S. Weber*
 Professional Land Surveyor
 Maryland Registration No. 10852

OWNER'S DEDICATION

We, Samuel B. Block and Leonard Tompkins, Trustees for the following trusts all dated December 26, 1970; Lawrence Alan Solder Trust, Steven Samuel Solder Trust, Judy Ann Solder Trust, Holly Sheri Solder Trust, Bruce Dean Solder Trust and the Lauren Jennifer Solder Trust, Trustees for the owners of the property shown and described herein, hereby adopt this plan of subdivision and establish the minimum building restriction lines.

Further, we establish Public Utility Easements (P.U.E.) 10 feet wide, adjacent, contiguous, parallel and concrete to all public streets, except along Selway and Seminary Place, as shown hereon in accordance with the declaration of terms and provisions of Public Utility Easements recorded among the Land Records of Montgomery County, Maryland in Liber 3834 of Folio 457. There are no suits, actions, claims, liens on the property included in this plan of subdivision.

Samuel B. Block 11/17/90 *Samuel B. Block*
 Witness *Samuel B. Block* date *Samuel B. Block*, Trustee
Leonard Tompkins 11/16/90 *Leonard Tompkins*
 Witness *Leonard Tompkins* date *Leonard Tompkins*, Trustee

LOT 21, BLOCK "I" MONTGOMERY HILL
 WHEATON ELECTION DISTRICT No. 13
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30' OCTOBER, 1990

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

APPROVED JANUARY 17, 1991
Michael J. ...
 CHAIRMAN

RECORDED:
 PLAT BOOK:
 PLAT NO.:

APPROVED MARCH 26, 1991
Edward H. ...
 SUPERVISOR

APPROVED MARCH 14, 1991
John ...
 DIRECTOR

GW GUTSCHK LITTLE & WEBER, P.A.
 ENGINEERS, PLANNERS, SURVEYORS
 300 NATIONAL AVE. - SUITE 200 - BETHESDA, MARYLAND 20814
 TEL: (301) 461-1000 FAX: (301) 461-1000

MONTGOMERY COUNTY, MARYLAND, DEPARTMENT OF TRANSPORTATION, 51249 20814

23



Susan M. Reutershan
(301) 841-3830
smreutershan@lerchearly.com

November 11, 2019

Via Electronic Mail

The Honorable Nancy Navarro, Council President
Montgomery County Council
Stella B. Werner Office Building
100 Maryland Avenue
Rockville, MD 20850

Re: Forest Glen/Montgomery Hills Sector Plan; (Planning Board Draft, September 2019)
("Sector Plan") – Public Hearing: November 12, 2019

Dear President Navarro and Members of the Council:

This office represents the Medical Park Associates LLP, the owners ("Owners") of the Doctors Medical West Building (also known as the "Wolf Medical Center"), Doctors Medical Center East, and Doctors Medical Center (collectively, "Medical Center") located at the intersection of Georgia Avenue and Medical Park Drive in Silver Spring. The property on which the Medical Center is located consists of approximately 4.6 acres and is currently classified in the R-60 (Residential) Zone (the "Property"). The purpose of this letter is to present the Owners' comments on the recommendation for the Property in the Sector Plan.

The Medical Center consists of three office buildings and associated parking. The office buildings are: (1) Doctors Medical West, located at 10301 Georgia Avenue; (2) Doctors Medical East, located at 2101 Medical Park Drive; and (3) Doctors Medical Center, located at 2121 Medical Park Drive. The current use of the Property for medical offices is allowed by special exception under the existing R-60 Zone.

The existing land use in the area around the Medical Center consists of a mix of office, single-family, multi-family, institutional, and community uses. In addition to the Medical Center owned by our client, other medical office buildings and health care facilities, including the Burkland Medical Center, and the Montgomery County Dennis Avenue Health Center, are clustered in the block located on the east side of Georgia Avenue between Medical Park Drive and Dennis Avenue. Most of the property to the south, across Medical Park Drive, is surface parking for a church and its related facilities. Townhouses and other attached residential is to the east and southeast. The portion of Medical Park Drive along the southern boundary of the Property was originally dedicated as a part of this development.

The Sector Plan recommends that the Property be rezoned to the CRT Zone (Commercial/Residential Town) in the form: CRT-1.25, C-1.25, R-0.5, H-75, as part of the eventual comprehensive rezoning of the area encompassed by the Sector Plan. The Owners support this zoning recommendation. The CRT Zone would allow the Medical Center to continue to operate, now as a permitted use, and as part of a healthcare complex in conjunction with its neighboring uses, and thereby continue to serve its existing clientele and be available to the broader community. In addition, under the CRT Zone, the zoning will be more reflective of the actual use of the Property.

Planning for the future of the Property and the Medical Center over the life of the Sector Plan (approximately 15-20 years) requires a zoning recommendation that is flexible and can allow the Owners to maintain and upgrade the Medical Center and/or the uses on the Property to meet changing market needs. As a mixed-use zone, the CRT allows for a variety of uses. As such, the CRT Zone is appropriate in the vicinity of the Georgia Avenue/Medical Park Drive/Dennis Avenue area in order to not only take advantage of the public transportation options along heavily traveled Georgia Avenue (*i.e.* buses, Metro, planned BRT), but also to retain the compatible relationships between the existing medical uses and the single-family, attached residential, commercial, and other uses nearby. The CRT Zone provides the framework to ensure that the area retains the ability to serve the community with various uses and that the Owners will be able to respond in a timely fashion to changing times and the needs of the community in the future.

Please place this letter into the Record of the November 12, 2019 public hearing on the Sector Plan.

Thank you for your consideration of these comments.

Sincerely,

LERCH, EARLY & BREWER, CHTD.



William Kominers



Susan M. Reutershan

cc: Ms. Roberta Bernstein
Mr. Thomas Fauquier
Ms. Pam Dunn
Ms. Melissa Williams

Montgomery County Council
Council Office Building
100 Maryland Avenue, 4th Floor
Rockville, MD 20850

Re: Forest Glen Sector Plan Re-Zoning

Dear Madam or Sir:

11-11-19

I have lived in the Americana Finnmark complex since 1978 when my parents had bought their condo in the mid-rise till 1992. I was 9 years old at the time, and I remember when there was no Metro and no townhouses nearby. It was a quiet neighborhood and an oasis from the hustle and bustle of downtown DC. In 1995, I moved to New York City, where I lived in 4 of the 5 boroughs until 2009. Afterwards, I returned to live in Americana Finnmark again while our economy slowly improved, and I have seen drastic changes over the years. I have also traveled to Los Angeles and driven on their freeway during rush hour and during their off-peak hours.

Based on my personal experience in New York City and Los Angeles, I believe the current plan to build a 12-story building near the Beltway and a 12-story medical building will not only create more congestion on the local roads, it will also cause the Beltway to be even more congested than it already is. Our traffic has been cited on the news to be even worse than the traffic in Los Angeles, and people will not use the Metro on a regular basis when they can use a car to get around much faster, especially with the high cost of riding Metro. Most people in this area use the Metro to go to work, not to run errands or go to a doctor. Even in New York City, people still drive cars, especially to get around in their own community.

A few years ago, when I stayed in the Los Angeles area at my friend's place in Pasadena, it took me 2 hours to drive to the heart of the city, double the time of off-peak hours. Most of the time, I wasn't even moving. I just sat in traffic. It was considered to be a normal commute for Los Angeles residents. This will be the new reality in the Washington, DC, area if we keep creating buildings near the Beltway. In addition, widening the roads will not work. The freeways in Los Angeles have at least 2 to 3 more lanes than our Beltway, and they are severely congested.

I strongly urge the City Council to take in consideration the mistakes and assumptions that other major cities such as Los Angeles and New York City have made and realize that people still prefer to use their cars, even when there's a subway as in New York City that transport its residents everywhere. I have seen the concrete jungle of Brooklyn, and it has caused people to flee to Staten Island and New Jersey to live in a more natural environment. I know because I lived my last 8 years in New York on Staten Island, and I was well aware of the flight to the suburbs.

If the City Council insists on constructing a building on the Forest Glen Metro parking lot, I strongly urge the Council ensure that there is enough parking space created to prevent cars trying to park in the neighborhood. In addition, I recommend the City Council reconsider the 12-story medical building across Americana Finnmark. It will exacerbate the traffic on Georgia Avenue to the Beltway that is already backed up to Wheaton Plaza. Please make sure to drive during our morning rush hour on Georgia Avenue to the Beltway to experience this daily nightmare.

I have noticed that the question of widening our roads comes up on the ballot box on a regular basis. If more buildings are created near the Beltway, the traffic problem will multiply in more ways than anybody could foresee, and then, it will be too late to go back.

Thank you for your time and consideration.

Sincerely,

Lisa Tuvalo

Hi there.

11-12-19

My name is Britt Gordon-McKeon, and my husband and I have owned a single-family home in Forest Glen for 5.5 years (part of the Forest Estates Community Association.) We are happily raising our daughter here with another baby on the way this fall, and plan to live in our current house and neighborhood for at least the next 20 years or so, until our children are grown. We love the neighborhood the way it is, especially the parks and the ability to walk to the Metro, but we are also very excited about the changes envisioned in the proposed sector plan for our family and neighborhood, including the possibility of increased retail, improved pedestrian and bike safety, and another entrance to the Metro station.

Even if we didn't believe these changes would benefit us, however, we would still support them. We believe that Montgomery County needs more housing in general and more affordable housing in particular, and we are strong supporters of transit-oriented development. There is no excuse or justification for having so little housing density near the Forest Glen Metro currently, and it is the right thing to do for the environment and for county residents of all incomes to increase the density here as much as possible. We would (and do!) support this kind of development near any other Metro stop in the county, and we are equally supportive of it at our own.

Please support the sector plan as written. It is the right thing to do, and many of us here in the neighborhood welcome these changes and strongly support them.

Thanks,
Britt Gordon-McKeon
(9902 Forest Grove Drive, Silver Spring)

November 11, 2019

Dear County Council:

I think the proposed Forest Glen/Montgomery Hills Sector Plan is a very positive step forward for walkability, bikeability, and driveability.

It was well thought out, and it will be very important in making our neighborhood and this important population corridor more liveable.

Currently, walking and biking in Montgomery Hills are very unsafe, and this plan will help address that, which will also help local businesses.

It will also improve property values and the quality of life throughout the Montgomery Hills area.

Please support the proposed Forest Glen/Montgomery Hills Sector Plan.

Thank you also for your support of the East Entrance for the Forest Glen Metro Station.

Sincerely,

Michael Ravnitzky
1905 August Drive
Silver Spring, MD 20902
mikerav@verizon.net
301-592-8808

11-8-19

Dear County Council:

I am emailing to register my support for the proposed Forest Glen/Montgomery Hills Sector Plan. I live in Forest Glen with my spouse and two young children. I believe the Sector Plan balances the needs of the community and attempts to address important issues affecting the quality of life: traffic, pedestrian-friendly access, and improved retail and commercial opportunities. It is forward thinking and matches a vision of Montgomery County that includes greater access to transit, affordable housing, and environmental stewardship.

I live just two blocks north of the Forest Glen metro station and am a firm believer that the Metro Station parking lot should be developed with high-density residential and retail housing. I strongly disagree with people seeking lower density development on the parking lot. The Forest Glen metro station is an essential resource not just for the neighborhood but for all of the County. What makes this development critical is that it remains one of the only potentially developable properties near the Forest Glen metro station. Higher density development fully utilizes this resource by providing community retail amenities, housing, and ultimately more affordable housing set-asides. Ultimately, a higher density development will increase metro ridership for an underutilized station, reduce the number of cars on county roads, and provide more people affordable transit-accessible housing. Such transit-oriented high density development is the right direction for my neighborhood and ultimately the County.

As somebody who lives next to the proposed parking lot development, I feel strongly that we should not waste this rare opportunity by choosing a half-way plan that misses the mark. I urge you to vote to approve the sector plan as proposed, with higher-density transit oriented development.

Thank you for your consideration.

Sincerely,

Joey Hipolito
10103 Gates Ave
Silver Spring, MD 20902

11-1-19

Dear County Council Members,

My husband and I moved to the Forest Estate Community Association neighborhood 20 years ago, when our son was only 6 months old. I'm an artist and educator, and we moved to this neighborhood for primarily three reasons: the Metro is walking distance, we were able to afford a house in a safe and diverse neighborhood that was still close to DC where I could set up my studio and we could raise our son, and the neighborhood was in a good school district. We have enjoyed living in this neighborhood very much, yet the one thing that we have always longed for is a small, walking-distance area that had more of an urban feel and where we could feel connected to our community, with unique shops, art galleries/studios, cafés, restaurants, etc. In fact, for me personally, I have always seen the site of the Medical Building at the corner of Georgia and Forest Glen as a prime area for such a space for our community.

The Forest Glen Sector Plan is a welcome direction and we're completely behind such a plan. We would love to see a really good design in place that promotes sustainability, green spaces, a coming together area for the community, walking and bike safe access, a place that feels like an extension of our neighborhood without it being just a strip mall or a building with a storefront. My husband and I see it as a wonderful opportunity for good, innovative, urban design, especially in place of the medical building at the intersection of Georgia and Forest Glen. The projected area for where the Metro parking lot is seems good, allowing for shops and open space for community gathering.

I look forward to learning more about the project!

With all my best,

Muriel Hasbun and David Fosnocht
1812 August Drive, Silver Spring, MD 20902

To Council Members:

I was born and raised in Silver Spring and I have lived in Silver Spring for 35 years. For the past twelve years, my wife and I have been raising our three kids in a single-family home that was built in the 1940's and that is part of the Forest Estates Community Association. We love our neighborhood because we can walk to Sligo Creek Park, access the Metro, and because our neighbors make this an awesome place to live.

However, our neighborhood has some challenges. Georgia Avenue acts as a big barrier between different residential neighborhoods in the Forest Glen area. Our kids all attended Flora Singer Elementary School. While the school is less than a mile from our house, most of the kids in our neighborhood took a bus to get there or got a car ride because it's so dangerous to cross Georgia Avenue.

Likewise, walking or biking to the Montgomery Hills commercial area south of the Beltway is not feasible for kids (or many adults) because there are so many pedestrian hazards along the way. Again, it's a shame because the area is only a mile from our house. Adding dedicated bike lanes and increasing pedestrian safety on Georgia Avenue will help connect our neighborhood to Montgomery Hills.

I fully welcome more mixed-use development north of the Beltway and near the Metro station. Having walkable and bikable access to a retail area in our neighborhood will keep more cars off the road and make the area safer for pedestrians. Without the outlined improvements, I don't see how our area will ever achieve the County's goal of Vision Zero.

Increasing the housing zoning options will help expand the amount of affordable housing in our area. While I live in a single-family home now, I would love to have more options for housing to choose from in the future. Updating the zoning in the Forest Glen sector to allow different housing types is a critical first step in the right direction.

As a longtime resident of Silver Spring, I've witnessed many positive changes in the county from when I grew up here. The Forest Glen/Montgomery Hills sector plan has outlined a positive vision for our neighborhood that will help create a more livable future for us all. I encourage you to support the plan and help make it a reality.

Sincerely,

Tom Jelen

1905 Brisbane St, Silver Spring, MD 20902

9-26-19

Our Beloved Council Persons,

My wife Eileen and I have lived in Forrest Estates for over 20 years now. We live at 1709 Belvedere Blvd. We have reviewed the new sector plan for Forrest Estates and are excited by its climate-friendly, transit oriented nature. We strongly urge the council to move forward with it.

thank you,

Eileen Kraus-Jakobsberg

Phillip Jakobsberg

9-23-19

Dear Members of the Montgomery County Council:

I have owned my house in Forest Estates for 47 years, so I remember the fight to build the Forest Glen Metro and the push to establish the Colonel Getty neighborhood park. Overcoming some neighborhood naysayers, both the Metro and the park went on to become invaluable assets maintaining our high home resale values and enhancing the quality of living we all enjoy.

Now I strongly support proceeding with the Montgomery Hills/Forest Glen 40 year sector plan. Like the push to build the Metro stop and to create Getty Park, the sector plan lays out ways to offer an even better and safer quality of life to our neighborhood.

As a senior citizen, I want to drive less and walk more, so I especially value

- * the new east entrance to the Forest Glen Metro station
- * the enhanced street scape, safer sidewalks, and improved traffic lights on Georgia Avenue
- *the promise of green built affordable housing next to the Metro
- *the better use of green space and traffic direction along Georgia Avenue from Montgomery Hills to Dennis Avenue

Thank you for your years of work coordinating this sector plan. Please move forward in approving the plan.

Carole Tomayko
1631 Belvedere Blvd.
Silver Spring, MD. 20902

9-23-19

To the Montgomery County Council,

I strongly support the Forest Glen/Montgomery Hills sector plan coming before you soon. Simply put, it will help us make the place we live even better: safer and easier to get around, with more affordable homes, and more welcoming to new businesses. I ask you all to support it.

I've been participating in development of the plan through the public hearing process, and I have been consistently impressed with the planning staff. They have made thorough outreach to the community, brought smart and innovative planning expertise to the effort, and created a plan we should all support.

Among the features I like in the plan:

- * East side of Georgia Ave entrance to the Forest Glen Metro Station (I take my life in my hands crossing Forest Glen and Georgia Avenue every morning. Come see some morning.)
- * Affordable housing options to add density in a range of options to make our community welcoming to all
- * Walkability and safety improvements, so that there's more to walk to and more people will want to walk to it
- * Bike accessibility and safety improvements
- * Attention to greenery and public spaces throughout

Plans like this are a long-term effort. The County can lay out what's desired and pursue some portion itself, but the private development community will need to see value and commit resources to bring it all together. I am hopeful that this vision will work to create the livable future we can all enjoy.

Please support the Forest Glen/Montgomery Hills sector plan.

Sincerely,

Ethan Handelman
1703 Tilton Dr, Silver Spring
Member of the Forest Estates Community Association
Resident since 2011

Dear council members,

9-23-19

I am writing to add my voice in favor of the new Forest Glen/Montgomery Hills sector plan.

My husband Tim Watkins and I have lived in the Forest Glen neighborhood for 13 years, with our now grown/teen kids and our dog. We love it so much here that when we felt our family had finally outgrown the space in our little 1100-sq ft split-level house on Julep Ave, about five years ago, we moved just around the corner to a bigger home on Woodman, backing up against the Sligo Creek trail which is a gem of the county and where we walk our dog Maggie almost every day. We are still part of the Forest Estates Community Association even though apparently there is some silly controversy over whether we are technically part of Forest Glen. We say we are, and we love being able to walk to the metro, but we have always felt it was dangerous and unpleasant to get across the intersection at Georgia/Forest Glen and navigate even by car through the Beltway and Georgia strip.

Now that there are plans to improve and develop the area of Montgomery Hills extending from the metro to below the Beltway, this will make this an even better place to live. The aspects of it that we think are especially important are the inclusion of green spaces, green cover and trees, and environmentally building requirements, small-scale retail near the metro, and improvements to the shopping areas already in place.

Making this neighborhood even more walkable and pedestrian/bike friendly would go a long way to reducing our little car trips to CVS and Sniders. Even better would be to have walk-to retail within a mile so we can make stops on the way home from the metro or quick bike trips to pick up a quart of milk or whatever we are short on, without having to get in our cars and drive through the current obstacle course. And ANYTHING that can be done to reduce the hazards and improve the looks of Georgia Ave will be an investment in this neighborhood and this part of the county. Please support the sector plan! I am happy to endorse it, and I'm really happy about the prospect of these positive changes in Forest Glen so we can be sure of keeping the neighborhood livable for the future.

Caitlin McLaughlin
Tim Watkins
(for Ben, Lydia, and Maggie)
1402 Woodman Ave
Silver Spring MD 20902

Dear Members of the Montgomery County Council,

9-23-19

As the Council considers the Forest Glen/Montgomery Hills sector plan, I encourage you to support the plan. It effectively addresses the long-term needs of Montgomery County and specifically our Forest Estates neighborhood.

My husband and I purchased our Forest Estates house in 1998. Looking back I feel fortunate that as a young couple we were able to afford a home where I could walk to Metro. One thing missing from our new neighborhood was easy access to restaurants and retail that our downtown Silver Spring apartment provided. The new sector plan lays the groundwork that could bring such amenities to our community in a purposeful way. It also sets a framework that would allow future residents affordable housing options.

We've seen a lot of change in our community. High on the list is the volume of traffic along Georgia Avenue. For more than 18 years, I've commuted daily by Metro and encountered a number of near misses as a pedestrian crossing Georgia Avenue. After many years of community action, I delight in the possibility of an eastern metro entrance in the plan. I hope I won't have to wait too much longer for this to become a reality.

Nearly 30 years ago Montgomery County leaders considered approving a Metro station at Forest Glen. I imagine there was pressure at the time from some residents to by-pass this neighborhood. What a loss it would have been. As we look to the future, I encourage you to join us in thinking boldly for our community and support the sector plan.

Yours sincerely,

Eileen Goldspiel
Alcan Dr.
Silver Spring

County Council Members:

9-18-19

I write to urge you to approve the Forest Glen/ Montgomery Hills Sector Plan. As a resident of Forest Estates, and a member of the Forest Estates Community Association, I attended many of the Planning Board's public meetings and submitted several comments.

I love Forest Glen but I believe it could be even better. I think the sector plan addresses the shortcomings of our area in a positive way that will help us grow and thrive in the coming years. I moved to Forest Estates because of its network of sidewalks, walkable access to Metro and bus routes, and walkable access to Sligo Creek greenway. The quality of life within our neighborhood is quite high but changes immediately whenever we encounter Georgia Avenue, either on foot or by car. It is a road with high car volume; poor signage; dangerous conditions for cyclists, transit users, and pedestrians; and limited enforcement. I appreciate the thought and care of the sector plan in addressing many of these pain points. My hope is that the entire area can become a safe, pleasant, and vibrant multi use gateway to Montgomery County through the implementation of the sector plan's recommendations.

I also appreciate the sector plan's inclusion of higher density housing near the Forest Glen metro. The county must support housing density near transit and as well as basic retail to encourage walkability. The majority of car trips are three miles or less. To decrease our reliance on cars and their greenhouse gas emissions we need comprehensive public policy to make it safe and efficient to go about our daily routines without using a car. This is a climate emergency, and we need to start acting accordingly.

Thank you,

Anna Priddy
1714 Belvedere Blvd
Silver Spring, MD 20902
Anna.o.priddy@gmail.com

Resident of Forest Estates for four years
Previous resident of downtown Silver Spring for ten years

Dear Council Members,

9-18-19

I am writing today to urge you to support the recently revised sector plan for Forest Glen and Montgomery Hills. I have been a resident of Forest Estates since 2002. Like many of my neighbors I have made numerous improvements to my home over the years and believe now is the time for the county and the state of Maryland to make similar improvements to our community.

I am very excited by the prospect of pedestrian and bike friendly improvements to the area. In addition, I am looking forward to new retail options (i.e. coffee shop, bank, pharmacy, etc.) within walking distance to my home. In my mind these improvements are LONG overdue.

Two issues critical to any improvements to our neighborhood are (1) traffic mitigation and (2) environmental protection. I STRONGLY support a new metro entrance on the east side of Georgia Avenue, This will encourage more people to use metro rail. In addition, it will more efficiently facilitate traffic vehicular flow by removing the pedestrian lights from this intersection.

It is also vital to include additional green space in the final plan. These spaces are the heart and soul of any community.

Thank you for your consideration,

Matthew von Kerczek
10101 Forest Grove Drive