

Appendix H: Community correspondence in support of the project



April 27, 2009

Royce Hanson, Ph.D.
and Members of the Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Optional Method Development in the Fenton Street area of Silver Spring

Dear Dr. Hanson and members of the Planning Board:

On behalf of the Greater Silver Spring Chamber of Commerce, I am writing to express the Chamber's enthusiastic support for Studio Plaza, the optional method development proposed in the Fenton Street area of Silver Spring (surrounding and including Montgomery County's Public Parking Lot No. 3). Our Economic Development Committee has reviewed this project at its various stages and members have expressed their desire to see the development move forward.

We support development in this location for two reasons. First, as we have often said, the redevelopment of Silver Spring is not yet finished. Much work is still needed to expand revitalization beyond the central core. As such, we believe that the Fenton Street area represents one of the next critical areas for redevelopment in Silver Spring. Given its proximity to the current Silver Spring Metro Station and future Paul S. Sarbanes Transit Center, this area is ideal for a development that includes commercial office and residential space, including a substantial amount of workforce housing. We particularly support development that includes substantial ground-floor retail space built around a large green public area will put feet on the street and enliven the neighborhood. We believe the kind of project represented in the Studio Plaza proposal will achieve all of these goals. We are also encouraged to learn that an overwhelming majority of businesses in the Fenton Street area have expressed their support for this project.

We urge the Board to approve this project and allow plans to revitalize this neighborhood to move forward. We thank you for the opportunity to present our views on this development.

Sincerely,

A handwritten signature in cursive script that reads "Jane Redicker".

Jane Redicker
President



Loan Closets of Durable Medical Equipment, Information, Referral
8220 Mayor Lane Silver Spring, MD 20910 - 4576 301 - 495 - 0277

Dignity through Programs for Access

April 30, 2009

Elza Hisel-McCoy, Planner/Coordinator
Development Review Division
Maryland-National Capital Park
And Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RECEIVED

MAY 05 2009

DEVELOPMENT REVIEW

Dear Mr. Hisel-McCoy:

I would like to express our support for the Studio Plaza Project (Project Plan #920070010).

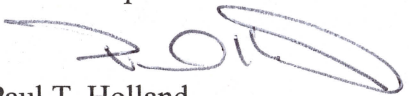
The Wheelchair Society is a non-profit organization which has been located in the Downtown Silver Spring District since 1986. We receive donated, broken wheelchairs, which we repair and then give to those in need.

Currently [for the past 5 years], the Society is located on Mayor Lane between Silver Spring Ave., and Thayer Ave.. Previously, we have been located on Colesville Road [now the Lee Building], Bonifant Street [the soon to be Library], and Thayer Avenue [the redeveloped GranDesign Building].

Over the plus twenty years, we have had to relocate as our previous space has come up for redevelopment. Each time this has occurred, we understood that it was necessary for the overall betterment of the Downtown District, and the neighborhood as a whole.

Being 'veterans' of redevelopment change, we have been aware of, and following, the evolution of the plans for this Project and find much to recommend it. We appreciate the ADA compliant Studio Plaza Project, particularly the accessibility to the large central plaza and retail muse.

Also, as our entrance is on Mayor Lane, we are very pleased that this Project will clean up the alley. Presently the alley is strewn with garbage dumpsters, infested with rodents, and generally unsightly and unsafe. The community trash and recycling centers, new lighting, and increased pedestrian activity, will greatly enhance the area. Understanding that any Project may have detractors dissatisfied with a particular aspect, we believe the Studio Plaza Project will be a positive improvement to Silver Spring, and we ask that you approve it as soon as possible.


Paul T. Holland
President

June 4, 2009

RECEIVED

MAY 05 2009

DEVELOPMENT REVIEW

Mr. McCoy
Planner/Coordinator
Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Mr. McCoy,

It is with great excitement and anticipation, that I am sending this letter of support and recommendation on behalf of the Park and Planning Commission for Project Plan #920070010.

I have been the owner of "Alanni Hair Designs Inc." in the Silver Spring area for the past 26 years. During my tenure in the Silver Spring area, I have had the opportunity to be a major participant over the years in the growth of one of the most prestigious areas in Montgomery County.

When I was informed about this project and given the opportunity to review the plans, I could not help but think of the many opportunities I would be allotted as a business owner and neighbor.

I look forward to an exciting future with the Studio Plaza project and would like to extend the invitation for you to contact me in the future if needed.

Sincerely,

Ms. Rosslyn Rowe (Proprietor)
Alanni Hair Designs Inc.

Hisel-McCoy, Elza

From: Rob Masciola [robmasciola@yahoo.com]
Sent: Wednesday, April 29, 2009 10:33 AM
To: Hisel-McCoy, Elza; councilmemberervin@montgomerycountymd.gov
Subject: Fenton Village - Hillerson Development

Ms. McCoy-Hisel and Councilwoman Ervin,

I wanted to write to extend my support for the businesses in Fenton Village. As a neighbor and frequent customer of these establishments, I hope the Planning Commission and the County Council do all they can to protect these businesses. I am all for the Hillerson development, but I want to make sure businesses such as Thai Market and Highland Coffee are not severely effected.

I look forward to receiving your reply on the County's plan to ensure the new development and our Fenton Village shops can both exist in harmony. Thank you for your time.

Rob Masciola
737 Thayer Ave
Silver Spring 20910
301-5882-779

GranDesign Studio, Inc.

ARCHITECTS . ENGINEERS . PLANNERS

WWW.GRANDESIGNSTUDIO.COM

RECEIVED

JAN 27 2009

DEVELOPMENT REVIEW

Date: January 26, 2009

To: **Mr. Elza Heisel-McCoy**
Development Review Division
M-NCPPC
8787 Georgia Avenue, Silver Spring, MD 20910

From: **Tad Grodzki, Ali Sohrab, Principals**
GranDesign Studio LLP
GranDesign Studio, Inc.
912 Thayer Ave, Silver Spring, MD 20910

Re: Notice of Application
Project Plan No. 920070010
Studio Plaza, Silver Spring. Md.

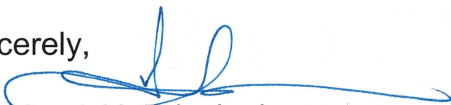
We just received a copy of the Project Plan application for the project noted above. We are owners and occupants of the GranDesign building located on Thayer Ave, adjacent to the proposed Street "A".

We are generally very impressed by the proposal and look forward to it being approved and implemented. We think that the Studio Plaza project as envisioned shows a strong commitment to the further development of Downtown Silver Spring. And we appreciate and fully support Mr. Hillerson's architectural aesthetics as well as his efforts to include an amphitheatre, open green spaces, and pedestrian walkways. We will undoubtedly enjoy being right next to it.

We do however have an issue with one aspect of the proposal that directly affects our existing building. The GranDesign building was carefully and beautifully redesigned and renovated three years ago and we are jealous guardians of its safety and integrity. Our concern relates to the elimination of protection from vehicles hitting the rear of our building currently provided by a sidewalk within the existing 16' public alley; and, that acceptable means of ingress / egress requirements for such vehicular movement are met.

We would appreciate it if our concern is duly noted and that means of mitigating impact to our building be considered. We look forward to working with Mr. Hillerson through the site development processes to protect the rear of our building, and subject to this concern we enthusiastically support this Project.

Sincerely,



Tad Grodzki, Principal
GranDesign Studio, Inc.

Cc: Bob Hillerson, John Reinhard

SIMAN

REALTY

Real Estate Services

RECEIVED

JAN 27 2009

DEVELOPMENT REVIEW

January 26th, 2009

Mr. Elza Heisel-McCoy
Development Review Division
M-NCPPC
8787 Georgia Avenue
Silver Spring
Maryland 20910

Re- STUDIO PLAZA, Notice Of Application
Project Plan 920070010
Silver Spring, MD

Dear Mr. Heisel-McCoy,

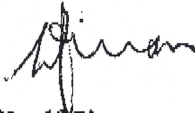
We, as the property owner of 910 Thayer Avenue are very impressed with the proposal and concept of Studio Plaza, and look forward to this project being approved and implemented.

This concept will be in the best interest of Downtown Silver Spring, the public and the adjacent property owners.

We only have one small issue which Mr. Hillerson needs to address. The 16 foot Public Alley in the rear of our property needs to be wider, to allow for pedestrian use and large trucks to offload.

Thank you.

Sincerely,



Woolf Siman
(Principal)

Copy: Bob Hillerson



January 26, 2009

Elza Hisel-McCoy
Planner/Coordinator
Development Review Division
Maryland National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Ms. McCoy:

I am writing in support of the Studio Plaza project in downtown Silver Spring. Our company has been located in the proposed site for about 18 years. We recently moved from Mayor Lane to our current location at 914 Silver Spring Avenue.

By way of background I am a former chairperson of the board of directors of the Greater Silver Spring Chamber of Commerce and of the Montgomery County Chamber of Commerce. I have served on the Silver Spring Urban District for several terms and a few times as chairperson of the Urban District. I have served on the three redevelopment advisory committees.

I have reviewed the Studio Project plan, phasing and narrative as well as meeting with Mr. Robert Hillerson. He provided insight and his passion for this project. After the redevelopment of the "core" many of us have wondered what happen to the rest of Downtown Silver Spring. Now comes a project that combines the very best of new "urbanism" and aspects of mixed use. As important is the sensitive nature to the adjoining existing businesses. One example is the loading and recycling areas for Mayor Lane's businesses. Another impressive observation is the manner in which the access for the other adjoining businesses on Thayer, Fenton and Silver Spring Avenue. The treatment for the "medical building" and the intent of contributing to creative solutions for the other business is impressive.

I therefore wish to express my support for this project and encourage a speedy process and with any luck and an improved financial atmosphere this project will become a reality.

Sincerely,

Charles H. Atwell
Charles H. Atwell
President



Since 1947

8201 Georgia Avenue, Silver Spring, Maryland 20910
301-588-1300 • Toll Free 800-775-5459 • Facsimile 301-585-6775

January 14, 2009

RECEIVED

JAN 15 2009

DEVELOPMENT REVIEW

Elza Hisel-McCoy
Planner Coordinator, Development Review Division
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Project Plan #920070010- Studio Plaza

Mr. Hisel-McCoy,

I write today as an adjoining property owner of this proposed project, a lifelong resident of Montgomery County, and the third generation of my family to own and operate Bell Flowers at 8201 Georgia Avenue, where we have operated since 1947.

I've been involved in the redevelopment efforts in downtown Silver Spring for over 25 years, having served on the Silver Spring Urban District Advisory Board for many years as well as serving on the Citizens Advisory Committee for the 1990 Silver Spring CBD Sector Plan. I've been concerned for years that the renewal and redevelopment not stop at the edges of the "redevelopment area" but spread throughout our CBD where and when possible.

After reviewing the project plan, I must say that Studio Plaza looks like it will be a magnificent mixed use project in an area of Silver Spring in dire need of redevelopment and renewal. The additional retail, office and residential uses in this block should have a profound, long term, positive impact on the Fenton Street Village and Georgia Avenue retail markets.

I have reviewed the project plan and applaud Mr. Hillerson's work and specifically the recent changes along the alley (Mayor Lane) directly behind my building. Mayor Lane desperately needs a facelift and the service areas he will include in his project will be a strong step in that direction. I look forward to working with him further to mitigate the impact of the garage access from Mayor Lane, directly behind my buildings rear entrance.

I appreciate your work on this project and look forward to the renewal of this block!

Sincerely,

Dale A. Mangum
President



SMITTY DOG ENTERPRISES, INC T/A
REGAL PAINT CENTERS
8121-A PINEY BRANCH ROAD
SILVER SPRING, MARYLAND 20910
(301) 587-9311 TELEPHONE
(240) 247-0405 FAX
WWW.REGALPAINTCENTERS.COM



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JAN 13 2009

DEVELOPMENT REVIEW

Elza Hisel-McCoy
Planner Coordinator, Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

I am the property owner of 8211 Georgia Avenue, Silver Spring, Maryland and the proprietor of the Benjamin Moore Paint store at the same location. We front Georgia Avenue, but use Mayor Lane for services.

I would like to voice my unconditional support for the Studio Plaza Project (Project #920070010). I have operated my business at this location for over 20 years. The revitalization of the Fenton Village as envisioned by the Sector Plan is well served by this project, and at the same time accommodates the existing small business owners. I believe that the mix of uses will activate the streets both during the day and at nighttime. There will be small retail spaces wherever there can possibly be pedestrian traffic. The project will adhere to the massing/height limits so important to us in the Fenton Village. The public use space is fantastic. I and my customers will certainly take advantage of the central plaza during lunch and when there are scheduled activities. The state of the art Public Parking Garage will support my customers.

If that isn't enough, this developer is proposing to rehabilitate Mayor Lane at the rear of my business. Undergrounding the utility wires is great. But more importantly, creating enclosed Community Recycling Centers will rid the area of vermin. We have unsuccessfully been fighting this battle for years.

In conclusion, I believe that Studio Plaza would be of great benefit to the Fenton Village and ask you to approve this project at the earliest possible time.

Sincerely,

Brian R. Smith
President

RECEIVED

JAN 13 2009

DEVELOPMENT REVIEW

January 12, 2009

Elza Hisel-McCoy
Planner Coordinator, Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Ms. Hisel- McCoy:

I own the property located at 8227 Fenton Street across the street from the proposed Studio Plaza Project. The project is exactly what we need in my area and I support it.

Sincerely,



Gabriel Fontana

Dale Music Co.
8240 Georgia Ave.
Silver Spring MD 20910-4575



Supplying your Music
Needs Since 1950

March 24, 2009

RECEIVED

MAR 26 2009

DEVELOPMENT REVIEW

Elza Hisel-McCoy, Planner/Coordinator
Development Review Division
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring MD 20910

Dear Mr. Hisel-McCoy:

Yesterday I saw the plans for the Studio Plaza Project. My building is leased at 8223 Gerogia Avenue. My property backs to Mayor Lane. I enthusiastically support the project.

The studio Plaza Project will be a large step in the revitalization of the Fenton Village. The presence of new businesses and residents that it will attract will benefit the existing community by bringing in more shoppers and patrons. The area will be safer with this additional activity, both day and night, and with the addition of street lighting and pedestrian walkways.

The community recycling center is a great feature which I enthusiastically support. Mayor Lane is presently strewn with dumpsites and containers of every size and shape. It is unsightly, infested with rodents and unsafe. The community recycling centers will allow the consolidation of trash and recycling receptacles, rodent control and generally a much safer and neater appearance.

I also own Dale Music Where I work on a regular basis. I look forward to enjoying the beautiful Plaza and other amenities included in the Project.

This letter is to encourage the approval of the Studio Plaza Project as soon as possible.

Sincerely,

A handwritten signature in blue ink that reads "Carol Warden".

Carol Warden
President
Dale Music Co.
301-589-1459 x103

LaBAMBA RESTAURANT
8241 GEORGIA AVENUE
SILVER SPRING, MD 20910

RECEIVED

MAR 24 2009

DEVELOPMENT REVIEW

March 24, 2009

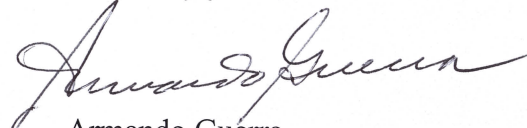
Elza Hisel-McCoy, Planner/Coordinator
Development Review Division
Maryland-National Capital Park
And Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hisel-McCoy:

This letter is to indicate my support or the Studio Plaza Project (Plan #920070010). For the past 17 years I have owned and operated LaBamba, a Guatemalan restaurant located at 8241 Georgia Avenue. My restaurant backs to Mayor Lane. I have been looking forward to the construction of the Studio Plaza Project to improve the Fenton Village.

The area has been a problem behind my restaurant with numerous dumpsters, odors and rodents. We very much like the community recycling center to clean up this area. We also understand that the developer intends to re-light the alley to improve safety. We believe the mixed use development of retail, residential and office will bring customers to our restaurant daytime and nighttime. Studio Plaza will greatly enhance the value of my business and we look forward to its construction at the earliest possible time.

Very truly yours,


Armando Guerra

RECEIVED

MAR 27 2009

DEVELOPMENT REVIEW

March 18, 2009

Elza Hisel-McCoy, Planner/Coordinator
Development Review Division
Maryland-National Capital Park
And Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hisel-McCoy:

This letter is to support approval of the Studio Plaza Project. I own the retail location at 904 Silver Spring Avenue, which is leased to a car rental business. My property is directly across the street from this project.

The Studio Plaza Project will be great for the Fenton Village. It will replace old, worn out buildings and fill vacant lots. The four entrances to the Project and retail stores on the public streets will provide the integration with existing businesses that I was hoping for. There will be people in the area daytime and nighttime which will provide more activity for all local businesses.

This Project will certainly increase my tenant's business. Please approve Studio Plaza as soon as possible.

Sincerely,



Emanuel Athanasakis



Sure-Fit Security
8213 Fenton Street
Silver Spring, MD 20910
301-585-4595 202-296-4710
e-mail: info@surefitsecurity.com Fax: 301-585-5017

RECEIVED

MAR 17 2009

DEVELOPMENT REVIEW

March 16, 2009

Elza Hisel-McCoy, Planner/Coordinator
Development Review Division
Maryland-National Capital Park And Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hisel-McCoy:

I am writing in support of the Studio Plaza Project in the Fenton Village of Silver Spring. Our company has been located at Fenton Street for 47 years. The Fenton Village has been designated an Enterprise Zone for good reason. There are many buildings that are outdated, and many vacant lots. I am looking forward to continuing the process of revitalizing Silver Spring and the Fenton Village in particular.

I have reviewed the Studio Plaza Project Plan, and I am impressed that we will have a project that combines the very best of new "urbanism" and aspects of mixed use. The mix of uses will assure activity day and night. The pedestrian pathway east-west and north-south help integrate the Project with the adjacent neighborhoods. I know that I may have to change the way I do business, being more retail and less central station for my delivery trailers, but in balance this change will be very good.

Therefore, I want to express my support for this project and encourage its prompt approval.

Sincerely,

Jim Mullins

President
Sure-Fit Security
8213 Fenton Street
Silver Spring MD 20910
Phone: 301-585-4595
Fax: 301-585-5017
e-mail: jim@surefitsecurity.com





RECEIVED

MAR 13 2009

DEVELOPMENT REVIEW

3/13/09

Elza Hisel-McCoy, Planner/Coordinator
Development Review Division
Maryland-National Capital Park
And Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hisel-McCoy:

On behalf of Brainbox Enterprises, this letter is to express our enthusiastic support of the Studio Plaza Project (Project #920070010). We are located at 8215 Fenton Street, directly across Fenton Street from the Studio Plaza Project. During our lease negotiations with Mr. Hillerson in 2007, he showed us his plans for Studio Plaza. It was a huge factor in our decision to build our business in this location. Our staff is a young, lively urban group of individuals who will definitely take advantage of the anticipated new retail stores, the open green spaces, and pedestrian walkways. Many of our employees commute by public transportation, and the ability to walk safely, mid-block, from Metro is exciting. I can even anticipate that some of our employees will relocate to new housing within the community. We love the new Downtown Silver Spring, and look forward to Studio Plaza bringing a similar new life and revitalization to our home base in the Fenton Village.

We wholeheartedly encourage you to approve the Studio Plaza Project.

Thank you,

Chris Panagopoulos
VP of Finance
Brainbox Enterprises, Inc.

Mr. Roberto Pietrobono
Olazzo Inc
8235 Georgia Avenue
Silver Spring, Maryland 20910

RECEIVED
FEB 03 2009
DEVELOPMENT REVIEW

Elza Hisel- McCoy
Montgomery Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr Hisel-McCoy,

I would like to express my support for the Studio Plaza project (Plan#920070010). I have been a Silver Spring resident for over 35 years. For the past two years I have owned and operated a business at 8235 Georgia Avenue called Olazzo. One of the major factors that attracted me to our present location was the developments that were proposed within the Fenton Village area. The Studio Plaza project is/was the development I was most excited about.

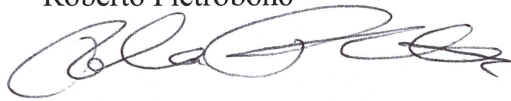
Studio Plaza would replace an area which has been a problem area since our business has been here. The improvements that would be made would bring more lighting, improved streetscape and a safer environment. The parking lot in its current state has very poor lighting. My employees have had their cars broken into several times in addition to witnessing other break-ins. Most of my female employees feel unsafe walking to their cars at night in that general area. The beer and wine store was a haven for vagrants, pan handlers and drunks. My back door which opens out to Mayor lane has been used has a restroom and a target for graffiti vandals several times. The proposed area in its present state offers absolutely very little value to the existing businesses in the area. In my opinion it has been a deterrent for prospective shoppers and diners that want to come frequent the area.

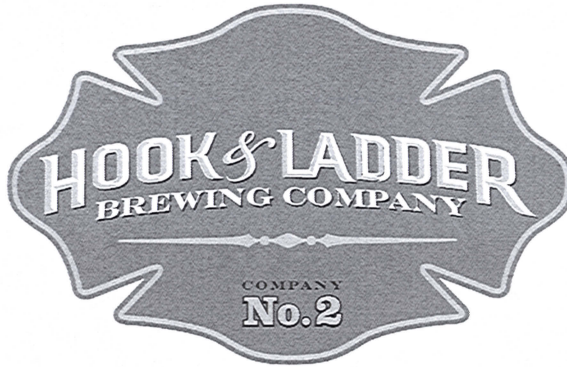
Due to scheduling conflicts I have been unable to attend public hearings for Studio Plaza. I have read some of the arguments that oppose the project. One of these arguments would be that the proposed project would isolate businesses outside of the development. As one of these businesses, I disagree with this premise. Businesses like my own depend on foot traffic and a safe means to frequent our establishments. Studio Plaza represents a step in the right direction to achieve those goals. More foot traffic in that area along Thayer Avenue, Mayor Lane and Silver Spring Avenue brought on by Studio Plaza will decrease the likelihood of street crime in that area.

Please consider some of these issues when deciding on the fate of this project. As a lifetime resident of Silver Spring I am proud of the history and positive changes that have

taken place in recent years. In my opinion this project represents positive growth that will continue to make this area a great place to live and work.

Sincerely,
Roberto Pietrobono

A handwritten signature in black ink, appearing to read 'Roberto Pietrobono', written in a cursive style.



RECEIVED

APR 06 2009

DEVELOPMENT REVIEW

Fleischer Enterprises, Inc
Dba Hook & Ladder Brewing Co.
8113 Fenton St.
Silver Spring, MD 20910

April 6, 2009

Elza Hisel-McCoy, Planner/Coordinator
Development Review Division
Maryland-National Capital Park
And Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hisel-McCoy:

We have reviewed the proposed Project Plan and would like to express our enthusiastic support of the Studio Plaza Project (Project #920070010). As you know, we own the old Silver Spring Fire Station at the corner of Georgia Avenue and Silver Spring Avenue, which will be renovated into the Hook & Ladder Restaurant and Brewery.

The Studio Plaza project presents a unique opportunity to revitalize nearly an entire block in the Fenton Village, with uses as envisioned by the Sector Plan. The mix of uses, including residential, office, and retail, will bring much needed activity and economic growth to the area. The pedestrian-friendly public walkways, lighting, and public parking garage will make shopping and visiting convenient, safe, and inviting.

We believe that Studio Plaza is integrated with the Fenton Village and will bring much needed economic benefit to the area. It will certainly bring potential customers to our restaurant during the day and in the evening. We look forward to serving the existing and new residents and businesses in the Fenton Village area.

We ask that you approve this project at the earliest possible time.

Sincerely,

Rich Fleischer
Vice-President
Founder and Brewmaster
Hook & Ladder Brewing Company

RECEIVED

APR 03 2009



SCOTT PROPERTIES, LLC

DEVELOPMENT REVIEW

8120 FENTON STREET
SUITE 300
SILVER SPRING, MARYLAND 20910

April 3, 2009

Elza Hisel-McCoy, Planner/Coordinator
Development Review Division
Maryland-National Capital Park
And Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hisel-McCoy:

I am the managing member of Scott Properties, LLC which owns 8120 Fenton Street at the corner of Fenton Street and Silver Spring Avenue. We have owned our property for almost 10 years. The proposed Studio Plaza Project is across the street from our property. I am writing to express my support for this Project.

The Studio Plaza Project will revitalize the Fenton Village with the addition of new businesses, stores, and residents. I believe the existing community will benefit from increased activity, both during day and evening hours. The convenience of the parking garage, the beautifully designed public space, and pedestrian friendly features are inviting, and I believe will create a sense of safety.

Studio Plaza will transform nearly an entire block from a dilapidated, uninviting condition into an area that accomplishes what is envisioned for the Fenton Village - a sense of community and destination. Therefore, I encourage you to please approve the Studio Plaza Project as soon as possible.

Very truly yours,

John J. Scott, Managing Member
Scott Properties, LLC



RECEIVED

APR 03 2009

DEVELOPMENT REVIEW

April 3, 2009

Elza Hisel-McCoy, Planner/Coordinator
Development Review Division
Maryland-National Capital Park
And Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hisel-McCoy:

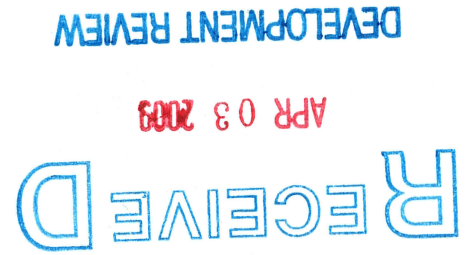
I am the Vice President of Associated Insurance Management, Inc. at 8120 Fenton Street, Silver Spring, MD. AIM has been located in Silver Spring since 1969 and at this address since 1983. We've been through the bad, worse and now, finally, the improving Silver Spring. The proposed Studio Plaza Project is across the street from my property. I am writing to express my support for this Project.

The Studio Plaza Project will revitalize Fenton Village and extend the revitalization of downtown Silver Spring with the addition of new businesses, stores, and residents. I believe the existing community, as well as our staff of 35, will benefit from increased activity, both during day and evening hours. The convenience of the parking garage, the beautifully designed public space and pedestrian friendly features are inviting, and I believe will create a sense of safety – just Like Downtown Silver Spring did three blocks north.

Studio Plaza will transform nearly an entire block from a dilapidated, uninviting condition into an area that accomplishes what is envisioned for the Fenton Village, a sense of community and destination. Therefore, I encourage you to please approve the Studio Plaza Project as soon as possible.

Very truly yours,

Leonard P. Marinaccio
Vice President
(240)638-4022
lpm@aimcommercial.com



March 27, 2009

Elza Hisel-McCoy, Planner/Coordinator
Development Review Division
Maryland-National Capital Park
And Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hisel-McCoy:

I am the owner of two properties located in the Fenton Village at 8211 Fenton Street, and 8010 Fenton Street. I am writing to express my support of the Studio Plaza Project #920070010.

The Fenton Village is in need of revitalization, and this project presents a unique opportunity to comprehensively redevelop nearly an entire block. The design of the public space is beautiful and the pedestrian friendly features create a sense of safety and will draw people into and out of the project to enjoy the Fenton Village and the community as a whole. The central location of the new parking garage will be convenient for patrons on Georgia Avenue and on Fenton Street.

I believe the influx of new residents, retail customers, and office workers will stimulate business in the entire area. My property at 8211 Fenton Street, which is directly across the street from the proposed Project, is leased to a beer and wine store, and I anticipate that their business will benefit from these new customers, both day and evening hours. I believe this will increase the value of my properties.

I encourage you to please approve the Studio Plaza Project as soon as possible.

Sincerely,

A handwritten signature in black ink, which appears to read "James Y. Kalender".

James Y. Kalender

Pedro Matamoros
Nicaro Restaurant
8229 Georgia Ave/
Silver Spring, MD 20910

Elza Hisel-McCoy
Montgomery Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Mr. Hisel-McCoy,

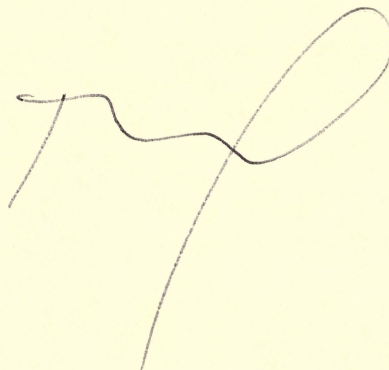
I would like to express my support for the Studio Plaza Project (plan #920070010). For almost two years I have owned and managed a successful restaurant, Nicaro. One of the main attractions to this location was its growing neighborhood. The Studio Plaza Project is a perfect example of what Silver Spring needs.

Studio Plaza will replace the dismal and sometimes "not to safe" area of our neighborhood. These improvements will make our environment safer by providing more light for the parking lot. Late at night the lot has poor lighting. The employees have had their cars broken into and we will not let the females walk out alone. The beer and wine store is a popular spot for vagrants and drunks to hang out. This lot currently has no value to the existing businesses in the area. Many customers have asked for alternate parking places in the evening.

An argument that opposes this project is that it will isolate businesses outside of this area. I do not agree with this because I am one of these businesses who rely on foot traffic and a safe way to frequent this establishment. Studio Plaza is exactly what is needed to attain this. The increase of foot traffic along Thayer Ave., Silver Spring Ave, and Mayor Lane will also decrease the likelihood of street crime in this area.

Please consider some of these issues when deciding to go forward with this project. I have lived in Silver Spring for 15 years and I am proud of its history and the positive changes it has taken recently. This project represents a positive growth that will continue to make this area safe and great place to live/work.

Sincerely,
Pedro Matamoros



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DEVELOPMENT REVIEW

THE FENTON GROUP LLC
Specialists in Residential and Commercial Development

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MAR 27 2009

DEVELOPMENT REVIEW

March 26, 2009

Elza Hisel-McCoy
Development Review Division
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Studio Plaza Project Plan No. #920070010

Dear Mr. Hisel-McCoy:

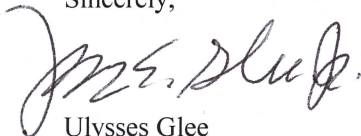
This letter is written to offer my support for the Studio Plaza project as presented in Bob Hillerson's Project Plan submission. I am the property owner of 8113-8115 Fenton Street and several lots along Silver Spring Avenue. I am in the process of developing the lots into a mixed-use project to further enhance Fenton Village and feel that Studio Plaza will be a complement to my project and Silver Spring overall.

The Project Plan as submitted by Robert Hillerson was very well conceived and designed since its inception. I have not been involved with the entire process of the development of this project, however I have had the opportunity to preview the project at some of the M-NCPPC hearings and was able to weigh in at community discussions at the East Silver Spring Citizens' Association meeting prior to the Project Plan submission. I am impressed with the project and I thought the community raised many legitimate questions and concerns that have been addressed with the lowered scale of the buildings.

I personally admired the vision to have this project to be a mixed-use project to address many of the needs of the community, particularly among small business owners. Most important, the proposed project helps this area of Silver Spring which has lagged behind the "core" developments that have delivered. I have now had a better opportunity to preview the entire project, and I realize the sensitive nature of this project and how it relates to the entire community. I know that there were issues with members of the community, however I know that they have had the opportunity to voice those concerns at different forums. I feel that there will be an overall synergy with private development that still values the mom-and-pop feel of Fenton Village.

Clearly, I think that this project was well thought through and well conceived with great attention to design and vision. Therefore, without reservation, I fully support this project and welcome the addition of this project to the community. I look forward to following Studio Plaza's progress while venturing to improve my own corner of Fenton Village.

Sincerely,



Ulysses Glee
President
The Fenton Group, LLC

SPA MESU
hair • nails • skin

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MAR 27 2009

DEVELOPMENT REVIEW

Elza Hisel-McCoy, Planner/Coordinator
Development Review Division
Maryland-National Capital Park
And Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Hisel-McCoy:

I am writing to express my support for the Studio Plaza Project (Project Plan #920070010). I own and operate Spa Mesu at 8215 Fenton Street, which is across the street from the Project.

I moved my business to Silver Spring in anticipation of the Project. The Studio Plaza Project will be a great benefit to the Fenton Village. I eagerly anticipate the activity generated by the mix of office tenants, additional retail stores, and new residents in the area. I believe my business and others in the area will be stimulated by this increased exposure.

I am pleased with the integration of this Project with the Fenton Village at large. The availability of the public amenities, and safe and easy access through the block is provided by the pedestrian walkways from Fenton Street and the other adjoining public streets.

Please approve Studio Plaza at the earliest time.

Sincerely
Andarge Asfaw

 3.14.09

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MAR 27 2009

DEVELOPMENT REVIEW

Larry
Rosen

Commercial & Investment
Realty Associates, LLC

March 27, 2009

Elza Hisel-McCoy, Planner/Coordinator
Development Review Division
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, Md. 20910

Dear Mr. Hisel-McCoy,

I have reviewed the proposed development project known as Studio Plaza and I would like to show my support for this project.

I am a commercial real estate broker, with over 25 years of experience. I specialize in the Silver Spring downtown area. I have completed several hundred transactions in this area. As the Silver Spring Redevelopment area was being completed I could see its affects on the neighboring properties. Several properties were sold or leased making way for new development, restaurants, and residential projects.

It is my hope that this project in Fenton Village will have the same effects not only for the area immediately surrounded by this development but the properties south of the development. The entire Fenton Village area could use this development to spur additional activity. There are so many infill and small user sites in Fenton Village. I think this and other developments that could follow can provide a more comprehensive development approach and sandwich the planned library site between Studio Plaza and the Silver Spring Redevelopment sites.

Sincerely,



Lawrence R. Rosen

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Bloom Builders, Inc.

PO Box 430 . Glen Echo, Maryland . 20812-0430 . Fax: 301.576.5253 . Email: info@thebloomcompanies.com

DEVELOPMENT REVIEW

March 5, 2009

Elza Hisel-McCoy, Planner/Coordinator
Development Review Division
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Studio Plaza Project (Project #920070010)

Dear Mr. Hisel-McCoy:

As the property owner of the Adele project located at the corner of Thayer Avenue and Fenton Street in downtown Silver Spring, I am writing in support of the Studio Plaza Project (Project #920070010).

Fenton Village's revitalization, as envisioned by the Sector Plan, is well served by this project. In my opinion, the mix of uses will activate and enliven the Village during both day and evening. Additionally, the project adheres to the massing/height limits so important in the Fenton Village.

The numerous retail spaces, beautiful public use space and centrally located public parking garage are all great amenities for the neighborhood

The Studio Plaza Project will continue the momentum to revitalize the Fenton Village. It is my hope that you move to quickly approve this project.

Sincerely,

Lewis S. Bloom
Managing Member
Fenton Village, LLC

AV Investments Maryland LLC
6237 Clearwood Road
Bethesda, MD 20817-5634

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OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

December 15, 2008

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Planner Coordinator
Development Review Division
David Paine
Transportation Planning Reviewer
John Maccolin
Urban Designer
8787 Georgia Avenue
Silver Spring, Md 20910

Re: Studio Plaza

Gentlemen:

My partner and I own the building at 8205-8207 Georgia Avenue (Plaza Art Building). I am unhappy with several design aspects of the Studio Plaza project. My primary concerns relate to the parking lot in the middle of the block and the planned use of Mayor Lane as an entrance and exit to new buildings being built. Currently, Mayor Lane serves the delivery, pickup and trash hauling needs of the retail businesses on the 8200 block of Georgia Avenue. Additionally, it is used by the merchants, customers and employees on the block as both a pedestrian and vehicular access-way to the parking lot in the middle of the block. The proposed changes will increase the vehicular traffic, making it difficult and dangerous to continue these uses. Further, with 61,000 square feet of new retail space being added to the block, replacing the current 152 space surface parking lot with an underground lot of the same size is inadequate. With both increased demand for parking by the new merchants and the additional obstacles for pedestrians to access the lot from Silver Spring Avenue, the current merchants are effectively losing the use of the parking lot.

Allowing motor vehicles to enter and exit on the new buildings on Mayor Lane will cause conflict with its current users. Delivery trucks and customers sometimes park in the alley for several minutes while picking up or delivering merchandise. It does not make sense to instead have delivery trucks and customers double park on Georgia Avenue to conduct business. Further, the developer intends to discourage pedestrian traffic on Mayor Lane so that it will be used exclusively for vehicular traffic and trash trucks. Patrons of stores on Georgia Avenue will only be able to access the parking lot in the center of the block by walking up to a passage way where the statue of the mayor is located. Now they can park in the public lot in the center of the block and walk through the alley. Pedestrians will, regardless of signs, use the alley, if that is more convenient. Why not have a walkway built along the alley for pedestrians? The design should be

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MAR 26 2009
BALTIMORE OFFICE
2420 N. CALVERT STREET
BALTIMORE, MD 21218
(410) 235-7558
DEVELOPMENT

ARLINGTON OFFICE
SUITE 700
2111 WILSON BOULEVARD
ARLINGTON, VA 22201
(703) 243-1100

COLUMBIA OFFICE
UNIT #5
5405 TWIN KNOLLS ROAD
COLUMBIA, MD 21045
(410) 715-9933

Jeffrey R. Schmieler
(schmielerj@sslawfirm.com)

March 25, 2009

Dr. Royce Hanson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Studio Plaza- Project Plan 920070010

Dear Chairman Hanson:

I am writing to strongly urge the Montgomery County Planning Board to approve Project Plan NO. 920070010- Studio Plaza. Please enter this letter as official testimony in favor of the proposal. This outstanding project is the first large scale multi-use development proposed for this portion of Silver Spring. It will revitalize the area by transforming property that currently is a major eyesore and security problem into a high quality, pedestrian friendly mixed use area..

Shortly after my admission to the Maryland Bar in 1967 I opened my law practice at 8225 Georgia Ave , an adjoining property. Subsequently, in 1977 I purchased the property and continued to practice at that location until 1995. I have owned 8225 Georgia Avenue since the time I acquired it and have practiced law in Silver Spring continuously from and after the date my practice commenced. As my practice grew and my clientele included a number of major insurance companies, corporations and clients, I was forced to relocate my law office from that address 15 years ago because my employees , clients and I felt that the access alley area and parking lot made walking to and from the office unsafe, and the area unpleasant to be in. The alley and adjacent properties have continued to deteriorate through the years and the dumpsters are unsightly and unsanitary. I can still recall the unpleasantness in walking through the Mayor Lane access walkway to the public parking lot and the stench that one had to endure in order to enter and leave the premises.

It is readily apparent that this section of Silver Spring has been neglected by all concerned and exists today as an exemplar of not only improper planning, but property owner neglect. At present our office staff consists of 20 members when fully staffed, roughly half of which are Attorneys. As an owner and former owner/occupant, I have often considered improving 8225 Georgia Ave in order to accommodate our law firm, however, in view of the present surroundings, it is not deemed economically feasible nor desirable to do so.

The Studio Plaza project is a well designed and planned development which if approved and built, is just the type of mixed use development that this area of Silver Spring requires in order

Dr. Royce Hanson
Page Two
March 25, 2009

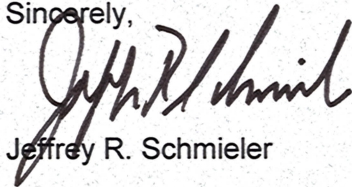
to trigger further improvement of the area, especially along Mayor Lane. In the event this project is approved and built, the very first thing that I will do as a property owner is improve 8225 Georgia Ave in order to accommodate our practice. I will once again be proud to have an office in this area. However, in its present state of decay, I can not and will not make the necessary investment to do so.

It is my firm belief that this project is outstanding because it will transform a large deteriorated urban area into an attractive urban neighborhood with retail, a mix of housing, offices and or/hotel uses, all activated by street level retail. I am particularly enthusiastic about under grounding the parking lot and providing a public use space Plaza including an amphitheater, lawn for informal recreation, and tables and chairs. The Urban promenade will provide an attractive, safe walking connection for the people coming from the metro to the area and to Fenton Street Village. The new street will open up the area, increasing visibility and security.

Lastly, what is the alternative to the revitalization of this neglected area of Silver Spring? It appears to me that the developers of Studio Plaza are ready willing and able to implement the project. The area is in need of proper development and has been for the entire length of time that I have been in Silver Spring. The need for this project is indisputable. I am unaware of any viable alternative. Further delay will only exacerbate the urban rot that this area exemplifies.

In summary, for the reasons stated above, I strongly urge the Planning Board to approve this project and allow it to proceed without further delays.

Sincerely,



Jeffrey R. Schmieler

JRS:jm

cc: Elza Hisel-McCoy, Planner/Coordinator