



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 5, 2003

**MEMORANDUM: Proposed Zoning Text Amendment No. 03-23**

**TO:** Montgomery County Planning Board

**FROM:** Joe Davis, Chief *JRD*  
Development Review Division

John A. Carter, Chief *JAC*  
Community-Based Planning Division

Glenn Kreger, Team Leader *GK*  
Silver Spring/Takoma Park

**REVIEW TYPE:** Zoning Text Amendment

**PURPOSE:** To allow the expansion of non-conforming uses on CBD-1 property within Arts and Entertainment Districts under the Optional Method of Development if the required Public Use Space promotes the arts.

**TEXT AMENDMENT:** No. 03-23

**REVIEW BASIS:** Advisory to the County Council sitting as the District Council, Chapter 59 of the Zoning Ordinance

**INTRODUCED BY:** Councilmembers Leventhal and Perez

**INTRODUCTION DATE:** July 29, 2003

**PLANNING BOARD REVIEW:** September 11, 2003

**COUNCIL PUBLIC HEARING:** September 9, 2003

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**STAFF RECOMMENDATION**

The staff recommends denial of the proposed Zoning Text Amendment to the CBD-1 Zone for the following reasons:

- Inconsistency with long-standing County policy regarding non-conforming uses and structures
- Inconsistency with guidance in the relevant Sector Plans
- Failure to address the relevant Overlay Zones
- Inconsistency with the Optional Method process

The staff recognizes the need and supports the efforts to increase opportunities to provide workspace for artists in the designated Arts and Entertainment Districts. Other more appropriate methods are available to provide workspace for artists without the need for this Zoning Text Amendment.

## DISCUSSION

The purpose of Zoning Text Amendment No. 03-23 is to allow for the expansion of any non-conforming use or building in the CBD-1 Zone within an Approved Arts and Entertainment District. In return for permitting the expansion of a non-conforming use in the Optional Method of Development, an applicant would be permitted to substitute workspace for artists to satisfy the required public use space. The workspace for artists could include any space devoted to the promotion of the arts, including space for start-up artists and cultural organizations. A project plan and site plan would be required for approval.

Zoning Text Amendment No. 03-23 was proposed to facilitate the expansion of a self-storage warehouse in South Silver Spring, the Extra Space warehouse at 8001 Newell Street. This warehouse is currently a non-conforming use in a building with a floor area ratio of 1.0, located on a parcel of 41,000 square feet in the CBD-1/South Silver Spring Overlay Zone. The property owner would like to add a second floor to the warehouse, thereby doubling the existing space to a floor area ratio of 2.0. Since warehouses are non-conforming uses in all CBD zones, the property owner cannot expand the existing building without the proposed legislation.

The owner of the self-storage warehouse has offered to provide space for a Silver Spring arts incubator to the Arts and Humanities Council in return for the potential to expand the warehouse to a floor area ratio of 2.0 as allowed under the Optional Method of Development. The Arts and Humanities Council of Montgomery County (AHCMC) is seeking 5,000 square feet of free space in Silver Spring to implement the following recommendation in their cultural plan (*Creative Montgomery: A Vision for the Arts and Humanities in Montgomery County, MD*):

“The County should support the development of one or more incubator spaces accompanied by support services to assist emerging artists and arts and humanities organizations, with particular attention to the needs of culturally specific communities. The cultural usage of these incubators should be overseen by the AHCMC” (p. 60).

## ANALYSIS

### 1. Policy for Non-Conforming Uses

The proposed Text Amendment does not conform to the limitations established for non-conforming uses and buildings in the Central Business District Zones. As proposed, ZTA 03-23 would permit the expansion of **any** non-conforming building or use on CBD-1

property within an Arts and Entertainment District. Self-storage warehouses are not permitted in any of the CBD zones. They are permitted in the I-1, I-4, C-2 and C-3 zones but not in the zones that are typically found in or near residential neighborhoods.

The Zoning Ordinance limits the ability of non-conforming uses to be expanded. The District Council approves master plans that provide the vision for the future of an area. The District Council then rezones properties through Sectional Map Amendment (SMA) in order to achieve the vision for that area. When property is reclassified from one zone to another, two types of non-conformities can be created:

**Non-conforming Buildings** – They can result if a building that was lawful when constructed does not conform to the development standards in the new zone. Such structures continue to be lawful. They can only expand under the standards of the new zone per Section 59-G-4.12. If non-conforming buildings are destroyed or seriously damaged, they must be reconstructed in accordance with the new zone.

**Non-conforming Uses** – They are uses that were lawful when first established but which are not permitted under the new zone. Such uses may continue as lawful. Pursuant to Section 59-G-4.14, a non-conforming use may not be reestablished if the use has been abandoned for a period of six months or more.

**Retention of Non-conforming Uses and Buildings** - Buildings and uses that are inconsistent with their zoning can continue lawfully as non-conforming buildings and uses, although the goal is to phase them out over time in favor of development that conforms to the new zoning (thereby realizing the vision in the master plan). Non-conforming status can make it more difficult for the property owner to obtain hazard insurance or refinancing because the buildings cannot be reconstructed (if destroyed) except under the standards of the new zone. As a result, the Council has sometimes sought to soften the impact of rezoning upon property owners through several types of “grandfathering” provisions.

- When the CBD zones were first applied in 1975, the Council amended the Zoning Ordinance (Section 59-C-6.24(b)) so that buildings and uses that became non-conforming as a result of the rezoning were given a 7-year grace period with regard to the provisions in Section 59-G-4.12 through 4.15 regarding their alteration, reconstruction or abandonment.
- In 1993, the Council adopted grandfathering provisions for buildings and uses that were being rezoned to CBD-0.5 (Section 59-C-6.24(d)). These provisions stated that both existing buildings and uses would be considered conforming under the CBD-0.5 zone. Existing buildings that exceeded the standards of the new zone could not be altered in a way that increased their GFA. Those buildings that did not already exceed the limits of the new CBD-0.5 zone could expand under the standards of the previous zone up to the limit of the CBD-0.5 zone (or by 1500 gross square feet, whichever was greater) so long as the height limit for CBD-0.5 was satisfied.

When the Council applied the Ripley/South Silver Spring Overlay Zone in 2000, existing buildings that were constructed under a valid building permit were declared in Section 59-C-18.204(f) to be conforming structures that could be altered, repaired or reconstructed under the standards of the prior zone. (Similar to the CBD-0.5 grandfather provisions, buildings in the Overlay Zone that exceeded the standards of the underlying zone could not be altered in a way that increases their gross floor area.) Existing uses in the Overlay Zone were not grandfathered.

While the Council has recognized the impact of a change in zoning on owners of existing buildings, the Council has also realized that non-conformities are the result of implementing their vision for a community. Non-conforming uses and buildings become non-conforming because they are inconsistent with the vision for an area as expressed by the master plan and the recommended zoning. The Council has not hesitated to rezone properties as recommended by a master plan, even with the knowledge that non-conformities would result despite the various grandfathering provisions. The restrictions in the Zoning Ordinance regarding non-conforming buildings and uses are intended to ensure that the non-conformities are phased out over time, thereby enabling the vision in the master plan and recommended zoning to be realized.

With regard to the property that instigated the proposed Zoning Text Amendment, the current property owner acquired the site in 2002—two years after approval of the Sector Plan and Sectional Map Amendment—when its status as a non-conforming use and limitations on expansion of the existing building were well known. The applicant has offered to provide free arts space to the Arts and Humanities Council in return for the right to expand the building and use. Allowing non-conforming uses and buildings that do not satisfy the standards of the zone to be expanded in return for incentives represents a “slippery slope” that should be avoided. If this approach is implemented, others could be expected to request the right to expand other non-conforming uses and buildings in other zones in return for other incentives offered by the property owner.

## **2. Conformance with the Applicable Sector Plans**

Portions of the Silver Spring CBD and the entire Bethesda Sector Plan CBD are designated as Arts and Entertainment Districts. The Wheaton CBD and Friendship Heights CBD could also be designated as Arts and Entertainment Districts in the future. The present CBD Zones prohibit self-storage warehouses. Maps are enclosed to delineate the areas in the Silver Spring CBD and Bethesda CBD to be included in the text amendment. There is no known data base to clarify which of the affected properties currently contain non-conforming buildings or uses.

**Silver Spring Sector Plan** – The proposed text amendment is not in conformance with the Silver Spring Sector Plan including the goals in the CBD-1/South Silver Spring Overlay District. In the areas zoned for CBD uses, the Approved and Adopted Silver Spring CBD Sector Plan “encourages the development of active streets and sidewalks, busy with people walking to shop, commute, or for pleasure....The feel of a community is created on its streets and paths, and Silver Spring’s sidewalks should be bustling and active” (p. 24). Self-storage warehouses, including the Extra Space facility on Newell

Street, are inconsistent with this vision. They are essentially dead space along the street no matter how nice their facades might look. Stipulating that the Public Use Space required for approval of an Optional Method of Development (e.g. a minimum of 20% of the net lot) be provided as arts space does not solve this problem; up to 80% of the warehouse space would still be dead space including the bulk of the ground floor.

The Silver Spring CBD Sector Plan addresses the need for self-storage uses by designating specific areas for industrial uses. The industrial areas are located along the existing railroad tracks in the South Silver Spring area and away from the proposed site.

**Bethesda Sector Plan** - The proposed text amendment is not in conformance with the Bethesda Sector Plan. The CBD-1 Zone is used in the Wisconsin North Corridor and in the Woodmont Triangle Area. The Optional Method of Development in these areas is limited to residential development instead of the expansion of existing non-conforming uses (p. 95 and 103, Bethesda Sector Plan). The areas in the Wisconsin North Area are located adjacent to the existing East Bethesda residential community and specific concerns include the height and bulk of future uses and encouraging residential development. The Woodmont Triangle Area includes a mix of retail and office development and the Sector Plan also encourages additional residential development. Allowing the expansion of non-conforming commercial/industrial uses, including self-storage warehouses, would not conform to the goals of the Bethesda Sector Plan.

**Friendship Heights and Wheaton Sector Plans** - The proposed text amendment is not in conformance with the Friendship Heights Sector Plan. The proposed Text Amendment would include the Friendship Heights and Wheaton areas if designated in the future as Arts and Entertainment Districts. The Friendship Heights Sector Plan includes one parcel with the CBD-1 Zone, the existing Chevy Chase Land Company parcel. This parcel is designated for neighborhood oriented retail and office uses. The range of uses designated in this Sector Plan does not include self-storage warehouses.

The Wheaton Sector Plan includes one parcel in the CBD-1 Zone. Townhouses have recently been constructed on this parcel, and this property is not expected to redevelop. The Wheaton Sector Plan recommended the CBD-1 Zone along the boundary of the Central Business District that abuts single-family residential property.

### **3. Silver Spring Overlay Zones**

Overlay zones provide regulation beyond the standards of the various base zones. Such regulation may address the development standards in the underlying zone and/or the list of permitted uses. It may provide more flexibility for development or be more restrictive.

Two overlay zones apply to portions of the Silver Spring CBD and portions of the Silver Spring Arts and Entertainment District: the Fenton Village Overlay Zone and the Ripley/South Silver Spring Overlay Zone. They provide both additional flexibility to encourage redevelopment and additional restrictions to ensure compatibility with surrounding uses.

- Additional flexibility is provided through such mechanisms as the transfer of Public Use Space within the overlay districts and the addition of several new permitted uses. The Fenton Village Overlay Zone also allows one additional FAR for standard method development in the CBD-1 Zone (with site plan approval) and additional height for projects that include housing.
- The additional restrictions in the two Silver Spring overlay zones include more restrictive height limits in certain areas to ensure neighborhood compatibility and the prohibition of front yard parking along Georgia Avenue.

**In order for ZTA 03-23 to affect properties covered by overlay zones, it must address both the base zones and the overlays.** Addressing solely the underlying zone(s) is inadequate because the Zoning Ordinance states explicitly that development in such areas may proceed under the standards of the underlying zones *except as regulated by the overlay zones* (Section 59-C-18.204(a)). The overlay zones specifically address how existing buildings (like the Extra Space warehouse) are to be treated with regard to non-conformities.

Both Silver Spring overlay zones “grandfathered” those buildings which existed at the time the overlay zones were applied, including many which would otherwise have been non-conforming (Section 59-C-18.204(f)). Buildings that were constructed with a valid building permit prior the application of the overlay zones became conforming structures that could be altered or reconstructed, *with certain exceptions*. These exceptions apply to the Extra Space warehouse which is located within the CBD-1/South Silver Spring Overlay Zone. Both overlay zones specifically prohibited buildings that already exceeded the standards of the underlying zone from increasing their gross floor area (Section 59-C-18.203 (f)(1)). Unless this provision is amended, ZTA 03-23 will not permit the Extra Space warehouse from expanding since it already exceeds the standards of the underlying CBD-1 Zone.

#### **4. Optional Method of Development Process**

The proposed Zoning Text Amendment would require the Planning Board to consider workspace for artists as satisfying the Public Use Space requirement for approval of an Optional Method of Development. This is inconsistent with the concept of Public Use Space. Public Use Space is intended to be space available to the general public without exception. Space specifically designated for one group—even an arts group—is private use space that does not qualify under the definition of Public Use Space in the Ordinance. Such space should not be substituted for the Public Use Space requirement in the CBD zones. In addition, the proposed Zoning Text Amendment should not be interpreted to mean that an applicant satisfies the Public Use Space requirement in its entirety by committing 20% of the net lot area to the promotion of the arts. The Public Use Space requirement for an Optional Method project is a minimum of 20% of the net lot area. For projects that substantially exceed the density in the Standard Method of Development, significantly more than the 20% minimum public use space is required. Staff is also concerned with what happens if the workspace for artists is not used or is abandoned.

## **CONCLUSION**

Staff recommends that Zoning Text Amendment No. 03-23 be denied. Non-conforming uses including self-storage warehouses are not desirable in the CBD-1 Zone especially adjacent to existing residential neighborhoods. In addition, the substitution of workspace for artists for public use space should not be permitted since the space is not generally accessible to the public.

If the Council proceeds with this Zoning Text Amendment, it could be limited to the South Silver Spring Overlay Zone. Although the proposed Zoning Text Amendment applies to all property in the CBD-1 Zone, the property which instigated the proposal is located in the CBD-1/South Silver Spring Overlay Zone. This zone allows the transfer of public use space to off-site locations to provide additional flexibility for an applicant. Since the CBD-1/South Silver Spring Overlay Zone permits Public Use Space to be provided off-site within the Overlay District, this should be less of a problem for the owner of the Extra Space warehouse since he also owns other property in the South Silver Spring Overlay Zone.

The 5,000 square feet of space needed for Silver Spring artists could also be provided through other methods. The State or Montgomery County could provide the space, as with the Silver Spring Innovations Center—an incubator for small businesses to be constructed at Georgia Avenue/Blair Mill Road in the CBD-2 Zone. Available publicly owned space could be used as workspace for artists (e.g., the former Giant bakery acquired by Montgomery College or a portion of the new civic building already programmed). Future private developments (e.g., the Silver Spring Gateway project) might also be convinced to provide such space.

In conclusion, the provision of workspace for artists should not be used to substitute for the requirements for Public Use Space and to remove the limitations to the expansion of non-conforming uses including self-storage warehouses.

GK:ha: g:\carter\Text Amendment 03-23

### **Attachments**

1. The proposed Zoning Text Amendment No. 03-23
2. Bethesda CBD
3. Silver Spring CBD
4. Development Activity Map
5. Photo of Extra Space Self-Storage Warehouse
6. Renderings of Adjacent Residential Projects
7. Correspondence from Ruben, Hixson, Gateway Coalition and others





ADDENDUM  
AGENDA ITEM #(9.2)  
July 29, 2003

**Introduction**

**MEMORANDUM**

July 25, 2003

**TO:** County Council

**FROM:** Ralph D. Wilson, Senior Legislative Analyst

**SUBJECT:** Introduction – ZTA 03-23, Arts and entertainment uses in CBD-1 zone

ZTA 03-23 will be introduced by Councilmember Leventhal and Perez on Tuesday. The ZTA would allow existing nonconforming buildings in CBD-1 zoned areas within an arts and entertainment district to expand subject to the optional method of development process in return for a portion of the space being devoted to the promotion of the arts

Under the ZTA, the public use space requirement could be satisfied by an equivalent contribution of incubator space for start-up artists and cultural organizations. The space must be provided rent free to the Arts and Humanities Council, which would be responsible for overseeing the tenancy and operations of the space.

A public hearing on ZTA 03-23 is scheduled for September 9.

Zoning Text Amendment No.: 03-23  
Concerning: Nonconforming uses in the central  
business district (arts and entertainment district)  
Draft No. & Date: 1 – 7/25/03  
Introduced: July 29, 2003  
Public Hearing: 9/9/03 – 1:30 PM  
Adopted:  
Effective:  
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF  
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN  
MONTGOMERY COUNTY, MARYLAND**

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By: Councilmembers Leventhal and Perez

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AN AMENDMENT to the Montgomery County Zoning Ordinance for the purpose of:

- allowing existing nonconforming uses in the CBD-1 zone within an area designated as an arts and entertainment district to expand under limited circumstances.

By adding the following section of the Montgomery County Zoning Ordinance, Chapter 59, of the Montgomery County Code:

DIVISION 59-C-6. "CENTRAL BUSINESS DISTRICT ZONES".  
Section 59-C-6.2. "Provisions of CBD Zones".  
Section 59-C-6.25. "Expansion of nonconforming uses in an arts and entertainment district".

**EXPLANATION:** ***Boldface** indicates a heading or a defined term.*  
*Underlining indicates text that is added to existing laws by the original text amendment.*  
*[Single boldface brackets] indicates text that is deleted from existing law by the original text amendment.*  
*Double underlining indicates text that is added to the text amendment by amendment.*  
*[[Double boldface brackets]] indicates text that is deleted from the text amendment by amendment.*  
*\*\*\* indicates existing law unaffected by the text amendment.*

*ORDINANCE*

*The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:*

1 **Sec. 1. Division 59-C-6 is amended as follows:**

2 \* \* \*

3 **DIVISION 59-C-6. CENTRAL BUSINESS DISTRICT ZONES.**

4 \* \* \*

5 **59-C-6.2. Provisions of CBD zones.**

6 \* \* \*

7 **59-C-6.25. Expansion of a nonconforming building or use in an arts and**  
8 **entertainment district.**

9 (a) **Intent.** To promote the arts in Montgomery County and to achieve public  
10 and cultural benefit through flexible and creative land use regulation, an  
11 existing nonconforming building or use in the CBD-1 zone may be expanded  
12 pursuant to the optional method of development process in return for  
13 significant contributions to the arts.

14 (b) **Eligibility.** Notwithstanding the allowable uses indicated in Section 59-C-  
15 6.22 and any other provisions of the Zoning Ordinance, any nonconforming  
16 building or use which is located: (i) in an area designated as an arts and  
17 entertainment district pursuant to Article 83A, Section 4-701 et. seq. of the  
18 Annotated Code of Maryland; (ii) in the CBD-1 zone; and (iii) which has a  
19 minimum lot size of 22,000 square feet, may expand up to allowable

1 nonresidential optional method densities of the CBD-1 zone, subject to the  
2 following:

3 (1) Any new development intended to accommodate the expansion of a  
4 nonconforming building or use may occur only pursuant to the  
5 optional method of development process, and all standards and criteria  
6 applicable to an optional method development project, except that the  
7 Planning Board must approve the optional method project only upon  
8 finding that the optional method of development public use space  
9 requirement is satisfied through space devoted to the promotion of the  
10 arts.

11 (2) The public use space requirements may be satisfied through the  
12 designation of no less than a percent of the gross rentable square  
13 footage of the optional method project equivalent to 20% of the net lot  
14 area as incubator space for start-up artists and cultural organizations  
15 (or a combination of gross rentable square footage of building area  
16 and land area if determined to be more suitable and appropriate for  
17 promotion of the arts). For purposes of this section, “incubator space  
18 for start-up artists and cultural organizations” includes space for  
19 artists and cultural organizations to work, create, rehearse, convene,  
20 exhibit and be educated on aspects of artistic or cultural management.

1 Incubator space for artists and cultural organizations may include  
2 workshop and classroom space, small offices and shared support  
3 space, rehearsal space, gallery and exhibition space, studio space and  
4 a wide range of specialized management services. At the time of  
5 project plan approval, a lease agreement between the applicant and the  
6 Arts and Humanities Council established pursuant to Chapter 5A of  
7 the Montgomery County Code governing the details of the space and  
8 occupancy and use must be executed and made a condition to the  
9 approval.

10 (3) The space devoted to artists and cultural organizations must be  
11 provided rent free to the Arts and Humanities Council. The Arts and  
12 Humanities Council will be responsible for overseeing the tenancy  
13 and operations within the space pursuant to terms, conditions and  
14 rents established by the Arts and Humanities Council.

15 (4) The finished space must be highly visible to pedestrian and street  
16 traffic, and easily accessible to visitors.

17

1           **Sec. 2. Effective date.** This ordinance becomes effective 20 days after the  
2 date of Council adoption.

3

4 This is a correct copy of Council action.

5

6

7

8

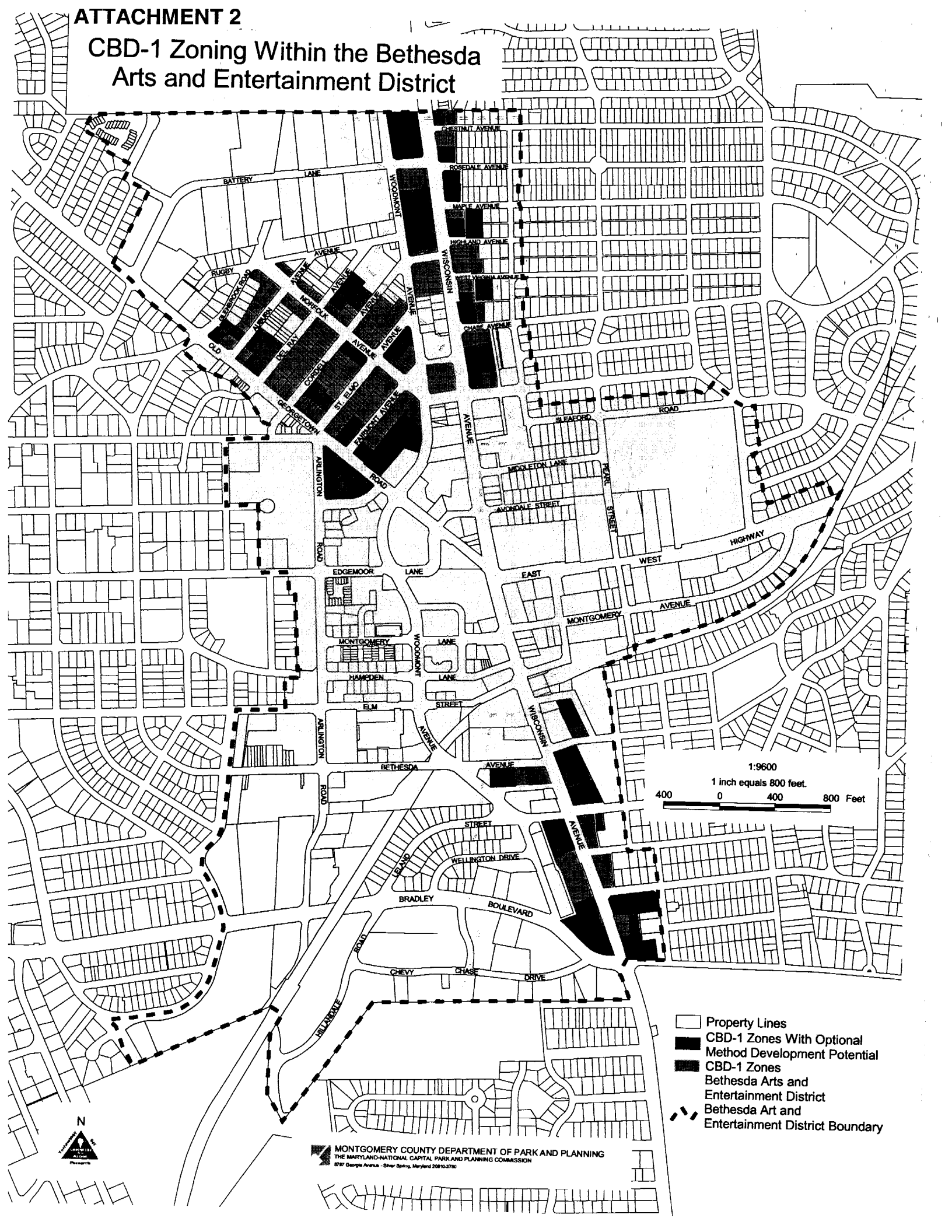
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9 Mary A. Edgar, CMC

10 Clerk of the Council

# ATTACHMENT 2

## CBD-1 Zoning Within the Bethesda Arts and Entertainment District

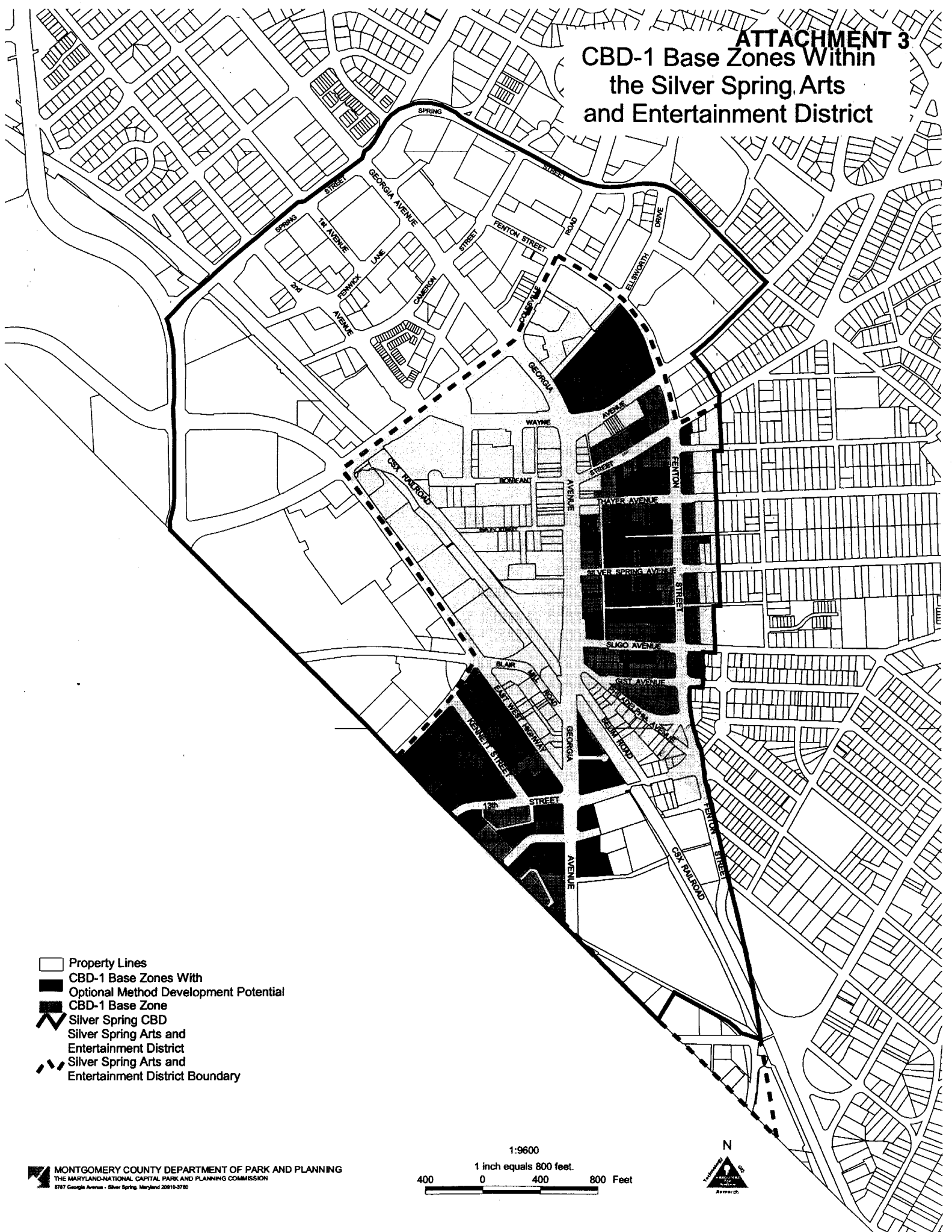








1:9600  
1 inch equals 800 feet.  
400 0 400 800 Feet

- Property Lines
- CBD-1 Zones With Optional Method Development Potential
- CBD-1 Zones
- Bethesda Arts and Entertainment District
- Bethesda Art and Entertainment District Boundary



# ATTACHMENT 3 CBD-1 Base Zones Within the Silver Spring Arts and Entertainment District



-  Property Lines
-  CBD-1 Base Zones With  
Optional Method Development Potential
-  CBD-1 Base Zone
-  Silver Spring CBD
-  Silver Spring Arts and  
Entertainment District
-  Silver Spring Arts and  
Entertainment District Boundary

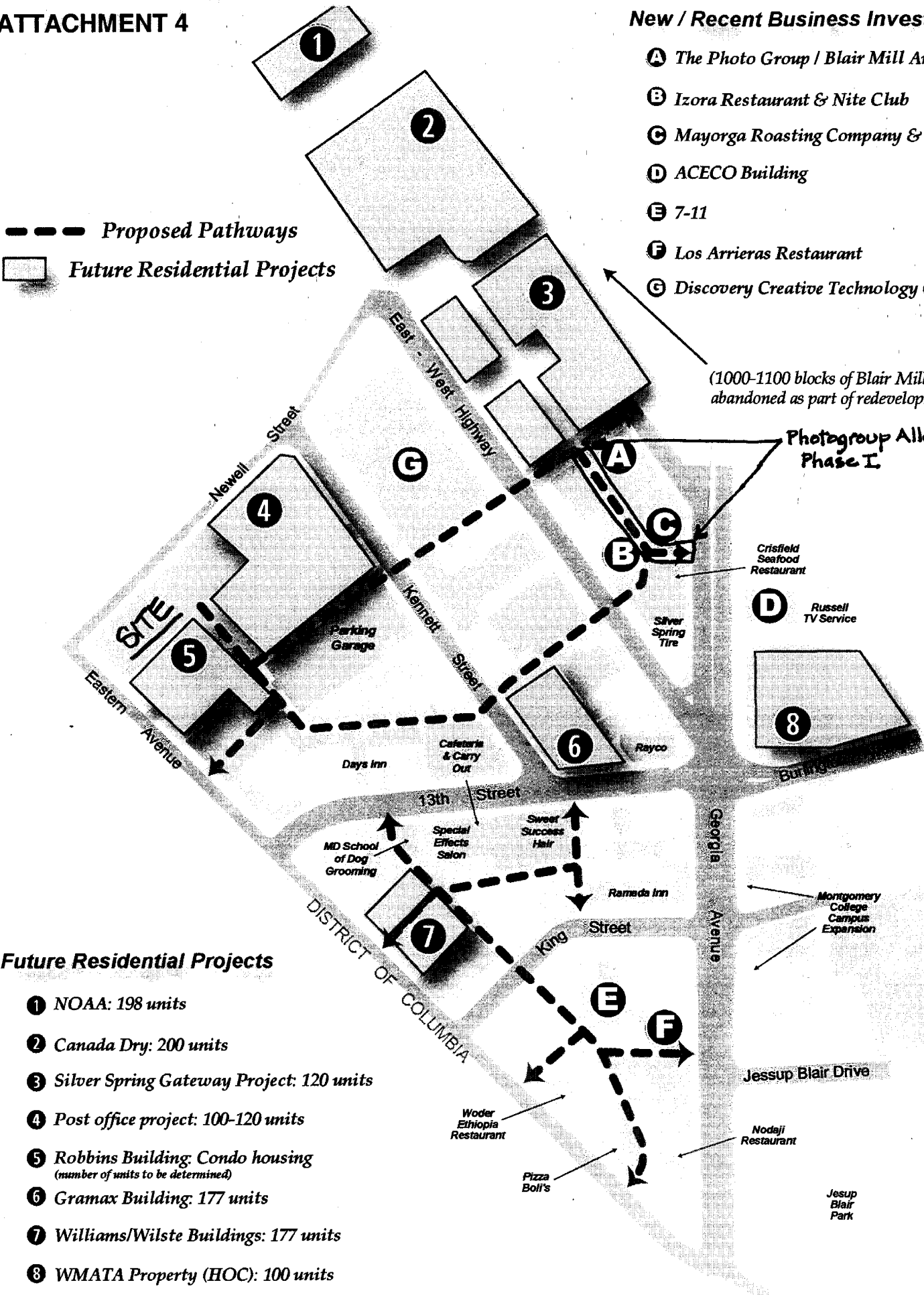


**ATTACHMENT 4**

**New / Recent Business Investments**

- A** The Photo Group / Blair Mill Arts Center
- B** Izora Restaurant & Nite Club
- C** Mayorga Roasting Company & Coffeehouse
- D** ACECO Building
- E** 7-11
- F** Los Arrieras Restaurant
- G** Discovery Creative Technology Center

**----- Proposed Pathways**  
**□ Future Residential Projects**



(1000-1100 blocks of Blair Mill Road abandoned as part of redevelopment)

Photogroup Alley Phase I

Crisfield Seafood Restaurant

Russell TV Service

Montgomery College Campus Expansion

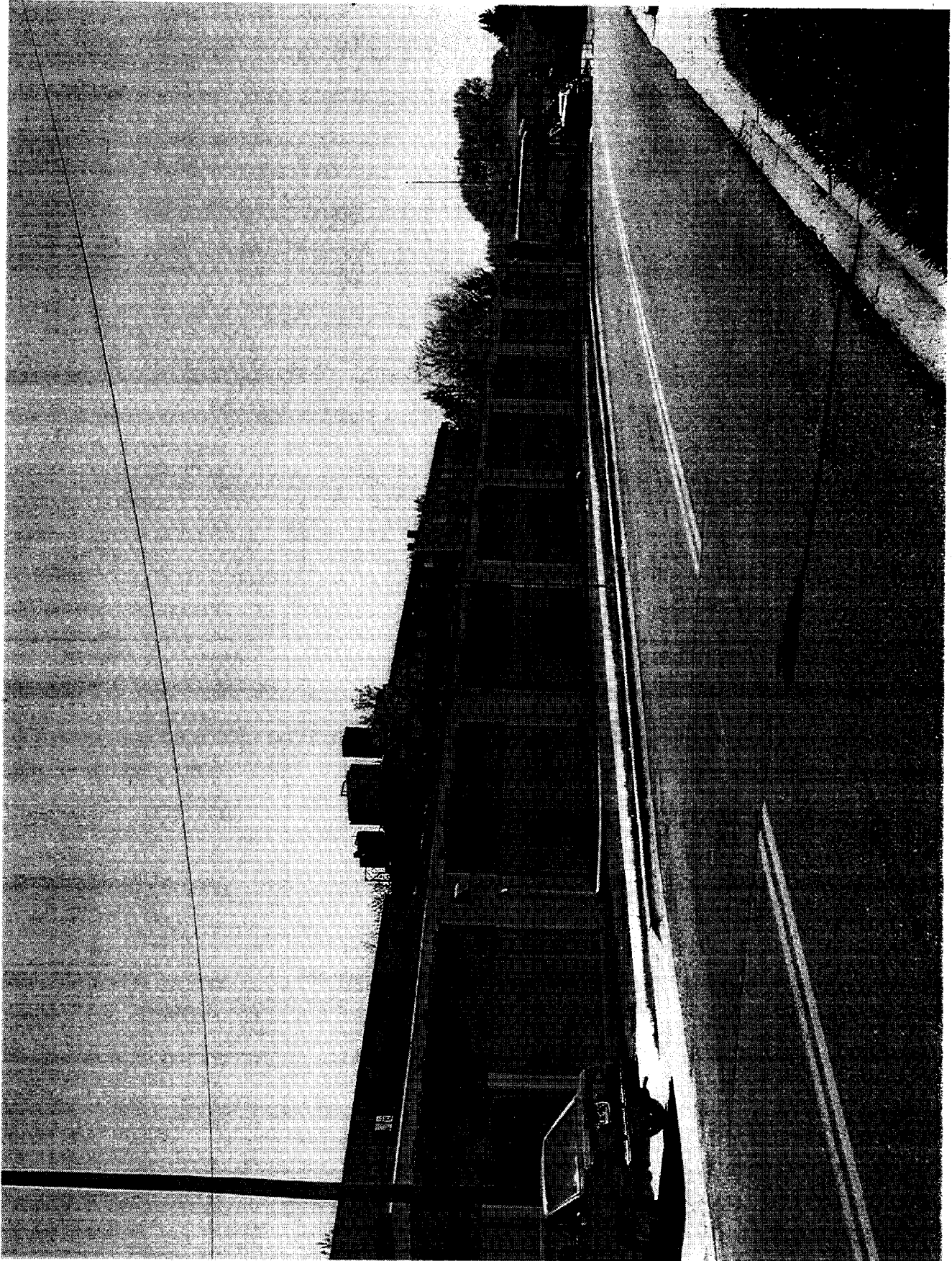
Jessup Blair Drive

Nodaji Restaurant

Jesup Blair Park

**Future Residential Projects**

- 1** NOAA: 198 units
- 2** Canada Dry: 200 units
- 3** Silver Spring Gateway Project: 120 units
- 4** Post office project: 100-120 units
- 5** Robbins Building: Condo housing (number of units to be determined)
- 6** Gramax Building: 177 units
- 7** Williams/Wilste Buildings: 177 units
- 8** WMATA Property (HOC): 100 units



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Maryland Department of Assessments and Taxation  
**MONTGOMERY COUNTY**  
 Real Property Data Search

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**Account Identifier:** District - 13 Account Number - 01045300

**Owner Information**

**Owner Name:** SILVER SPRING EXTRA SPACE LLC  
**Use:** COMMERCIAL  
**Principal Residence:** NO  
**Mailing Address:** C/O MAISEL-HOLLINS ASS INC  
 8627 16TH ST  
 SILVER SPRING MD 20910-2261  
**Deed Reference:** 1) /21010/ 611  
 2)

**Location & Structure Information**

**Premises Address** 8001 NEWELL ST  
 SILVER SPRING 20910  
**Zoning** CBD1  
**Legal Description** PAR A BLAIR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
JN32		N001		22		B		80		

Special Tax Areas	Town Ad Valorem Tax Class
	48

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1952	41,004 SF	41,245.00 SF	637
Stories	Basement	Type	Exterior

**Value Information**

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2001	As Of 07/01/2002	As Of 07/01/2003
Land:	848,800	2,474,700		
Improvements:	136,200	14,500		
<b>Total:</b>	<b>985,000</b>	<b>2,489,200</b>	<b>1,987,800</b>	<b>2,489,200</b>
Preferential Land:	0	0	0	0

**Transfer Information**

**Seller:** ADAMS, RUTH ET AL TR  
**Type:** IMPROVED ARMS-LENGTH  
**Date:** 04/29/2002  
**Deed1:** /21010/ 611  
**Price:** \$2,500,000  
**Deed2:**  
**Seller:**  
**Type:** NOT ARMS-LENGTH  
**Date:** 12/14/1988  
**Deed1:** / 8607/ 380  
**Price:** \$0  
**Deed2:**  
**Seller:**  
**Type:**  
**Date:**  
**Deed1:**  
**Price:**  
**Deed2:**

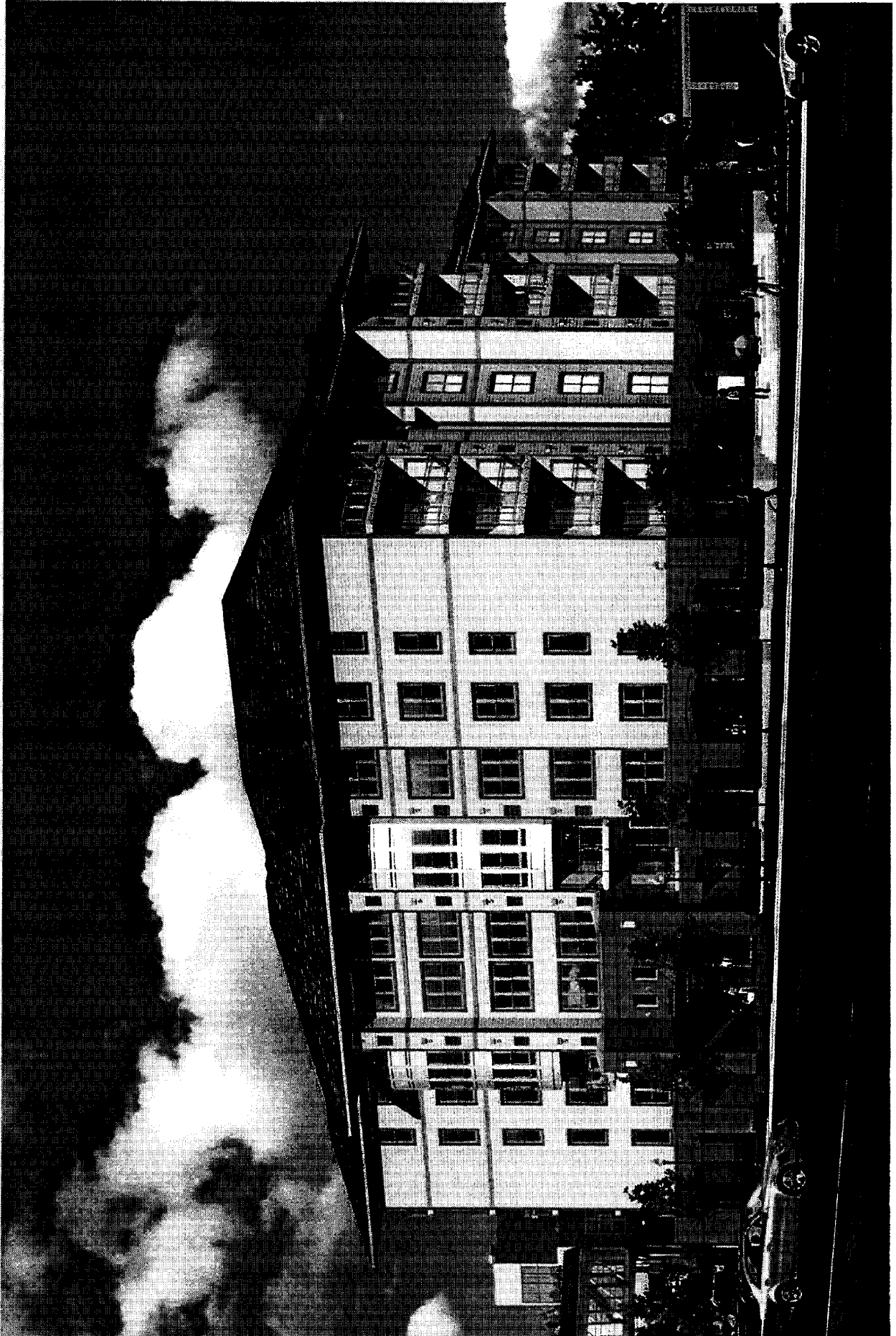
**Exemption Information**

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

**Tax Exempt:** NO  
**Exempt Class:**

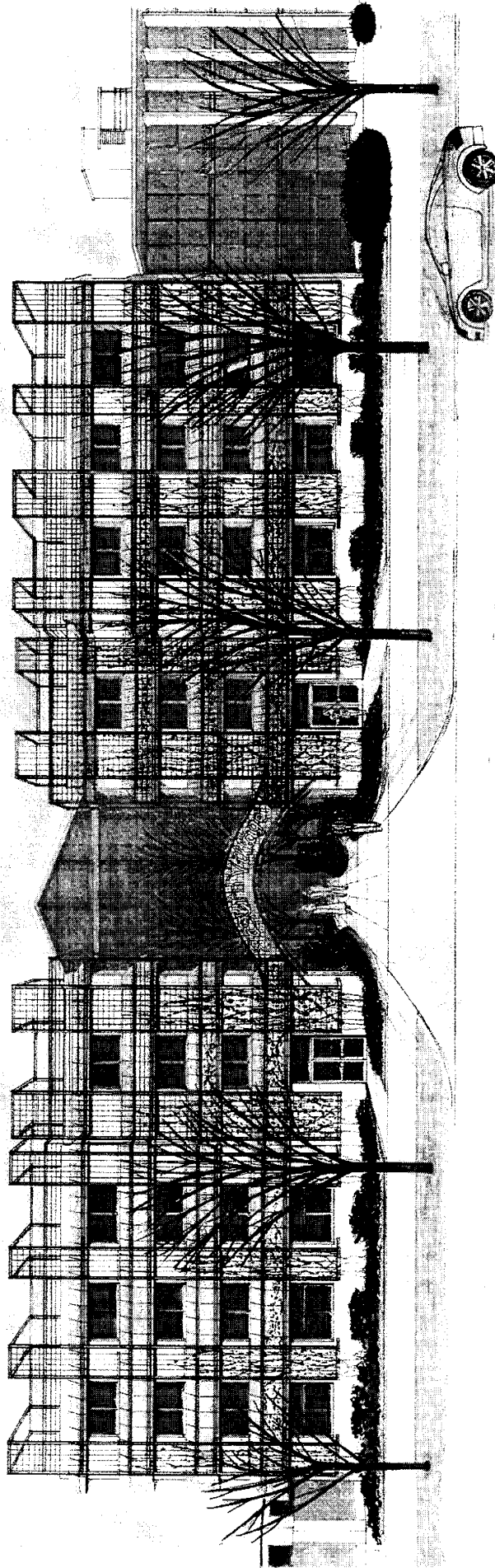
**Special Tax Recapture:**

\* NONE \*



8045 Newell Street





EDG ARCHITECTS  
1000 EAST 10TH AVENUE, SUITE 100, ANCHORAGE, AK 99501-5001

EASTERN VILLAGE COHOUSING  
PERSPECTIVE ELEVATION FROM EASTERN AVENUE  
SILVER SPRING, MD.

SCHEMATIC DESIGN

28 FEB. 2003

# Eco-Housing Proposal on Eastern Avenue

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## Construction started on Eastern Village cohousing

BY LISA MACKIE

*Adjoins Extra  
Space Warehouse*

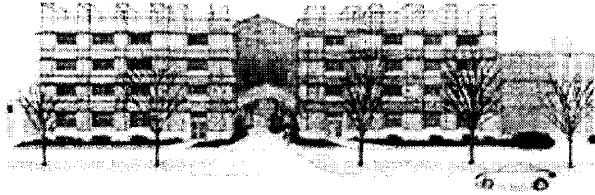


Illustration courtesy of Eco Housing Corporation

The groundbreaking for Eastern Village, the new cohousing development at 7981 Eastern Ave. in Silver Spring, was held on July 2. The event was well attended according to Ann Zabaldo, Cohousing Coordinator for Ecohousing, the development company which initiated the project.

"It went fabulously well," said Zabaldo, adding, "There was lots of great food and folks." She reported there were about 100 attendees, including Councilmember Tom Perez, Elizabeth Davison from the Department of Housing and Community Affairs, and Steve Silverman, Councilmember at large, whose speeches welcomed the project as part of the revitalization effort of South Silver Spring.

After the ceremonies were over, the real work began. In the demolition phase of the process, the office building is being completely gutted. When that is finished, construction will begin on the interior. At this point, 36 households have committed to purchase, with 19 units not yet released by the developer. The members who have already signed up have participated in the design of the building and the individual units. They decide as a group how to make use of common areas.

"We have a healthy waiting list," commented Zabaldo, implying that the rest of the units will quickly fill up.

She thinks the "green aspect [of the community] has attracted a lot of people." They are expecting to have "30 to 60 percent energy savings" over conventional building methods by using geothermal heating and cooling, among other green building methods.

Residents were also attracted by the cooperative nature of the community. One retired member said she expects to be "around all age groups there." She said it "will be nice to have someone to depend on, someone to call on." For her part, she suggested, "Perhaps I could babysit or be helpful in that respect."

However, she did voice some concern that the neighboring storage facility might build another story on to the existing building, blocking light from

reaching the first floor apartments. She chose her apartment because it was the best spot for her plants. If her plans don't work out, she said, "I'd be very disappointed." Since she has already made her commitment and paid, she wouldn't be able to switch apartments. She added, "You can't get your money back."

Zabaldo said the building should be completed by the end of summer, 2004, construction taking only 14 to 15 months. People interested in becoming members or learning more about cohousing can visit the website <http://www.easternvillage.org>.

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# KAY MANAGEMENT CO., INC.

8720 Georgia Avenue • Silver Spring, Maryland 20910 • (301) 589-8045  
FAX (301) 565-9662

July 30, 2003

RECEIVED  
11/7  
JUL 31 2003

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

Mr. Derick Berlage  
Chairman, Montgomery County  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Mr. Berlage:

Many exciting things are taking place in Silver Spring and we at Kay Management are very excited to be involved with the effort. Because of the hard work and vision of many people, Silver Spring is becoming a showcase for urban renewal efforts.

As you know, thanks to state legislation, we now have a recognized Arts and Entertainment District in downtown Silver Spring, one of the first designated by the State of Maryland. This effort, led by State Senator Ida Ruben, helps to provide an exciting new dimension to the Silver Spring revitalization effort. I understand that Silver Spring Extra Space, located at 8001 Newell Street, is proposing to expand its current site and intends on donating 4,000 square feet within the plan to the Arts and Humanities Council of Montgomery County. This is a positive step in helping to create an energetic and successful Arts and Entertainment District in Silver Spring.

The County Council unanimously passed Resolution Number: 14-1040 (on October 23, 2001), indicating its support for "Creative Montgomery" (this Resolution endorsed the Cultural Plan put forth by the Arts and Humanities Council). A major component of "Creative Montgomery" is to provide Incubator Space for artists. It is my understanding that the Arts and Humanities Council intends to use a large component of this new space for this purpose.

I urge the Planning Board to support the expansion plan of Silver Spring Extra Space so this important Arts component can be included in Silver Spring. Thank you for your time and I look forward to this proposal moving forward to completion.

Sincerely,

Jack Kay  
President



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Office of the Chairman, Montgomery County Planning Board

August 5, 2003

Mr. Jack Kay  
President  
Kay Management Co., Inc.  
8720 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Mr. Kay:

Thank you for your letter expressing support for a proposed Zoning Text Amendment that would allow the expansion of a self-storage facility at 8001 Newell Street.

This Text Amendment was introduced last week at the County Council and will be transmitted to the Planning Board for our review and recommendations. Before making its recommendations, the Board will consider the advice of our professional planning staff and any public testimony that we receive.

The proposed Text Amendment raises issues that are both important and difficult. In formulating its recommendations for the Council, the Planning Board will need to balance a number of factors, including the county's long-term vision for downtown Silver Spring, support for the Arts & Entertainment District, and the precedent this legislation might set for other non-conforming uses. Your own views will certainly be helpful as we consider this matter.

Thank you for your letter and for your longstanding support of Silver Spring.

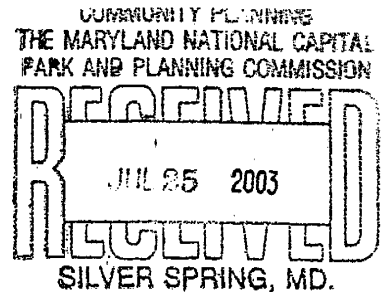
Sincerely,

Derick P. Berlage  
Chairman

DPB:bap

# The Gateway Coalition

*Of Business and Civic Associations in Maryland and D.C.  
Dedicated to the Revitalization of South Silver Spring  
And Upper Georgia Avenue in the District of Columbia*



Co-Chair for Maryland  
Daniel Meijer  
929 Gist Avenue  
Silver Spring Md. 20910  
(301) 585-1458

fax #: (301) 585-9110

Co-Chair for District of Columbia  
Gracie Baten  
7624 13<sup>th</sup> St. N.W.  
Washington D.C. 20012  
(202) 882-6162

July 24, 2003

Dear Councilmember Lenventhal,

I would like to bring to your attention a fundamental change in the revised proposed zoning text amendment (ZTA) designed to allow a storage facility in South Silver Spring to expand.

As you are aware, this use is considered "non-conforming". The original proposed ZTA (in exchange for allowing a non-conforming use to expand) provided at least 20% of the lot devoted to "public facilities and amenities" under the "optional method of development" process *plus and an additional* 5% of the "finished building space" designated for "artistic uses".

The ZTA I was given a copy of yesterday has changed considerably. It may allow the developer to include the 5% "incubator space of artists and cultural organizations" as a part of the required 20% optional method of development public facilities and amenities package.

In the South Silver Spring case, what would have been 8,000-sq. ft. of public facilities/amenities plus 4,000-sq. ft. of artistic uses, may now be reduced to 4,000-sq. ft. of public facilities/amenities and 4,000-sq. ft. artist "incubator space". This appears to be a 50% loss of public facilities and amenities to the surrounding community.

The Gateway Coalition presentation last Thursday was based on the original ZTA provided to me by MNCPPC. The discussion/debate that followed was on a presumption of a total of 14,000-sq. ft.; not 8,000-sq. ft. as described above. Thus, should you decide to introduce this ZTA, on behalf of the Gateway Coalition, I am requesting that the original version of this ZTA be reinstated (copy attached).

Sincerely,

cc: Ralph Wilson

# **RST DEVELOPMENT, L.L.C.**

April 29, 2003

Mr. Derick Berlage  
Chairman, Montgomery County  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

**RECEIVED**  
0682  
MAY 06 2003

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

Dear Mr. Berlage:

I am the current property owner of 7981 Eastern Avenue, in south Silver Spring, Maryland. Thanks to the efforts of many people, including your assistance when on the County Council and now as Chair of the Planning Commission, south Silver Spring is experiencing a wonderful renaissance. With this have come an increased number of businesses, workers and soon, many more residents. Because south Silver Spring is becoming such a major new focus for businesses and residents, it will be important to serve them with both adequate storage and arts space. I am pleased to have learned of a proposed project that can help address both of these needed issues.

As you know many, Silver Spring Extra Space opened at 8001 Newell Street about 6 months ago. This location has previously been used as a warehouse; discount furniture store and lawn mower repair shop. The building was a major eyesore to the neighborhood. It is now a clean; quite neighbor that provides a valuable and needed service to the area. I understand that the owners of the property are proposing an expansion of the property and will set aside some major space for the Arts - 4000 square feet. This can be a wonderful community development for south Silver Spring. I urge the Planning Commission to support the expansion at 8001 Newell Street, so this wonderful project can become a reality for this vital area of Silver Spring.

Thank you for taking the time to review this letter. If you have any questions, please contact me at 301-816-4241.

Sincerely;



Scott Copeland

SHEILA ELLIS HIXSON  
20th Legislative District  
Montgomery County

Chairman

Ways and Means Committee  
410-841-3469 · 301-858-3469



Annapolis Office  
100 Lowe House Office Building  
410-841-3027 · 301-858-3027

Home Address  
1008 Broadmore Circle  
Silver Spring, Maryland 20904  
301-384-4739

*The Maryland House of Delegates*  
ANNAPOLIS, MARYLAND 21401-1991

July 11, 2003

The Honorable Derick Berlage, Chairman  
Maryland National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Derick:

I understand the Commission will be reviewing the Site Plan for Newell Street in Silver Spring in the near future. I am writing to urge you to approve the expansion of Silver Spring Extra Space located at 8001 Newell Street. The building that had been at one time an unsightly facility now provides valuable services to the local community.

For instance, the owners of the facility donates space to organizations such as the Girl Scouts and Pyramid Atlantic, an arts center that will soon be operational in the Silver Spring area.

The proposed expansion includes 4,000 square feet to be used as Arts Space at no cost for the Arts and Humanities Commission of Montgomery County. It appears that from all aspects, both in terms of enhancing the arts as well as the revitalization of downtown Silver Spring generally, this expansion should be of significant benefit to the community.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Sheila E. Hixson".

Sheila E. Hixson  
Delegate  
District 20

*Ida G. Ruben*

July 11, 2003

The Honorable Derick Berlage, Chairman  
Maryland National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Derick:

I am writing in strong support of the expansion of Silver Spring Extra Space located at 8001 Newell Street in Silver Spring. As you may know, this location has previously been used as a warehouse, discount furniture store and lawn mower repair shop. The building had become a major eyesore to the south Silver Spring Community. It now is a clean, quiet business that provides a valuable and desirable service to the local community.

The owners of the facility have generously donated space to several nonprofit organizations based in Montgomery County, including the Girl Scouts and Pyramid Atlantic. In addition, I understand that within the proposed expansion is 4,000 square feet to be used as Arts Space, at no cost, for the Arts and Humanities Commission of Montgomery County. This will provide Silver Spring with a new and much needed arts component and allow the Commission to have additional space. The benefits to the citizens of Silver Spring and Takoma Park will be incredible.

As mentioned above, I am very supportive of the proposed expansion of the Newell Street property. When I was told about the added benefits, I felt compelled to write to urge your favorable consideration and would be happy to discuss this project further at your convenience.

Sincerely,

Ida G. Ruben  
Senator

IGR:yvs

Cc: The Honorable Michael Subin



RECEIVED  
1016  
JUL 14 2003

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

July 9, 2003

The Honorable Derick Berlage  
Chairman, Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Mr. Berlage,

I am writing to lend my support for the expansion of Silver Spring Extra Space located at 8001 Newell Street in Silver Spring. That space, formerly used as a discontinued warehouse, is being developed and 4,000 square feet will be used as an arts incubator space at no cost to fledgling artists seeking studio space. With the dearth of affordable studio space for "new" artists in the CBD and surrounding areas, this creative approach will be welcomed. If Silver Spring is to grow and thrive as an arts and entertainment district, available and affordable studio space is needed. And, while the college is committed to helping address the shortage of studio space the expanding Silver Spring Extra will be enormously helpful.

In that, I am delighted to support the Silver Spring Extra Space initiative and urge the Planning Board to do the same.

Sincerely,

Clarence A. Porter, Ph.D  
Vice President and Provost  
Takoma Park Campus

cc: Jim Newton

CAP:gb

RECEIVED  
1049  
JUL 21 2003

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



*A Project of Montgomery Youth Works*

July 15, 2003

Mr. Derick Berlage  
Chairman, Montgomery County  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Mr. Berlage:

Many exciting things are taking place in Silver Spring. Arts on the Block, a Project of Montgomery Youth Works, is delighted with all of these events. Because of the hard work and vision of many people, Silver Spring is becoming a showcase for urban renewal efforts.

As you know, thanks to state legislation, we now have a recognized Arts and Entertainment District in downtown Silver Spring, one of the first designated by the state of Maryland. This effort, led by State Senator Ida Ruben, helps to provide an exciting new dimension to the Silver Spring revitalization effort. I understand that Silver Spring Extra Space, located at 8001 Newell Street, proposes to expand its current site and intends to donate the 4,000 square feet within the plan to the Arts and Humanities Council of Montgomery County. This is a positive step in helping to create an energetic and successful Arts and Entertainment District in Silver Spring.

The County Council unanimously passed Resolution Number: 14-1040 (on October 23, 2001), indicating its support for "Creative Montgomery" (this Resolution endorsed the Cultural Plan put forth by the Arts and Humanities Council). A major component of "Creative Montgomery" is to provide Incubator Space for artists. It is my understanding that the Arts and Humanities Council intends to use a large component of this new space for this purpose.

I urge the Planning Board to support the expansion plan of Silver Spring Extra Space so this important arts component can be included in Silver Spring. Thank you for your time and I look forward to this proposal moving forward in completion.

Sincerely,

Laura Sildon  
Executive Director, Montgomery Youth Works



# ROCK CREEK SPRINGS

City Sophistication in Silver Spring

July 8, 2003

RECEIVED  
1041  
JUL 17 2003

Mr. Derrick Berlage  
Chairman, Montgomery County  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

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

Dear Mr. Berlage:

I am hereby writing in support of the proposed expansion of Silver Spring Extra Space, located at 8001 Newell Street. This expansion is an excellent interim use of this property that, I feel, has already proven to be an asset to the local residents and businesses. The property owners have made major improvements to the building and appear to be committed to the future success of Silver Spring.

It is also my understanding that within the proposed expansion, the owners of the property have generously planned to donate 4,000 square feet to the Arts and Humanities Council of Montgomery County. This opportunity will then help to allow the Arts and Humanities Council to provide space for artists attempting to establish themselves. As such, this area will become an exciting component of the Silver Spring Arts and Entertainment District.

With The County Council, having supported Resolution Number 14-1040, it has shown its commitment to help ensure the success of the Arts and Entertainment District. I urge the members of the Planning Board to also show its commitment by voting in favor of the expansion.

Sincerely,



John K. Freeman  
President, Associate Apartments Inc.  
Manager, Potomac Springs LLC



*Leaders In Quality Apartment Home Living And Service Since 1965.*

July 18, 2003

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1048  
JUL 21 2003

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

Mr. Derick Belage  
Chairman, Montgomery County  
Maryland National Capital Park and Planning Commission  
87 87 Georgia Avenue  
Silver Spring, Maryland 20910

Re: 8001 Newell Street, Silver Spring

Dear Mr. Belage:

As you know, thanks to the state legislation, we now have a recognized Arts and Entertainment district in downtown Silver Spring, one of the first designated by the state of Maryland. This effort, led by State Senator Ida Ruben, helps to provide an exciting new dimension to the Silver Spring revitalization effort. I understand that Silver Spring Extra Space, located at 8001 Newell Street, is proposing to expand its current site and intends on donating 4,000 square feet within the plan to the Arts and Humanities Council of Montgomery County. This is a positive step in helping to create an energetic and successful Arts and Entertainment District in Silver Spring. In my opinion the storage facility – especially with the expansion – serves as an excellent interim use for the property until market conditions might change.

The County Council unanimously passed Resolution Number: 14-1040 (on October 23, 2001), indicating its support for "Creative Montgomery" (this Resolution endorsed the Cultural Plan put forth by the Arts and Humanities Council). A major component of "Creative Montgomery" is to provide Incubator Space for artists. It is my understanding that the Arts and Humanities Council intends to use a large component of this new space for this purpose.

I urge the Planning Board to support the expansion plan of Silver Spring Extra Space so this important Arts component can be included in Silver Spring. Thank you for your time and I look forward to this proposal moving forward to completion.

Sincerely,

David H. Hillman, CEO



RECEIVED  
1039  
JUL 17 2003

July 16, 2003

Mr. Derick Berlage  
Chairman, Montgomery County  
Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

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

Dear Mr. Berlage:


The Board of Directors of the Greater Silver Spring Chamber of Commerce recently voted in favor of the proposed expansion of Silver Spring Extra Space, located at 8001 Newell Street in downtown Silver Spring. The Board believes that the expanded storage facility, as an interim use, provides a quiet, clean and beneficial facility that serves both the local residential and business communities, and will make a significant contribution to the area.

As you know, a major component of the facility's proposed expansion will be to provide 4,000 square feet of space to the Arts and Humanities Council of Montgomery County (AHCMC), which has expressed an interest in using the space for offices as well as for an artists' incubator. Downtown Silver Spring was one of the first Arts & Entertainment Districts to be designated by the State of Maryland, and we believe the addition of offices for AHCMC and incubator space for artists is not only beneficial, but complementary to the District. The accommodation of artists is a critical component in the success of any Arts & Entertainment District, and we applaud Silver Spring Extra Space for incorporating such accommodations into its proposed expansion. We understand that the owners of Silver Spring Extra Space donate space to several other local organizations, including several involved with the arts community.

The redevelopment of downtown Silver Spring is very exciting, and is beginning to take shape in a variety of ways as investors pursue new and creative opportunities. Part of what will make downtown Silver Spring so special will be the synergy between the arts and Silver Spring's commercial landscape as it develops. We urge the Planning Board to help facilitate this synergy by supporting the Silver Spring Extra Space expansion.

Thank you for your consideration of this request.

Sincerely,

  
Andrew Fraser  
President

**Celebrating 10 Years as Silver Spring's Business Voice**  
**1993 - 2003**



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1090  
JUL 25 2003

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

LEE DEVELOPMENT GROUP

Lee Plaza, 8601 Georgia Avenue, Suite 200, Silver Spring, MD 20910

July 24, 2003

Mr. Derick Berlage  
Chairman, Montgomery County  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Mr. Berlage:

Many exciting things are taking place in Silver Spring and we at the Lee Development Group are very excited to be involved with the effort. We are proud of our over 30 years commitment in Silver Spring with our properties. Because of the hard work and vision of many people, Silver Spring is becoming a showcase for urban renewal efforts.

As you know thanks to state legislation, we now have a recognized Arts and Entertainment District in downtown Silver Spring, one of the first designated by the State of Maryland. This effort, led by State Senator Ida Ruben, helps to provide an exciting new dimension to the Silver Spring revitalization effort. I understand that Silver Spring Extra Space, located at 8001 Newell Street, is proposing to expand its current site and intends on donating 4,000 square feet within the plan to the Arts and Humanities Council of Montgomery County. This is a positive step in helping to create an energetic and successful Arts and Entertainment District in Silver Spring. In my opinion the storage facility - especially with the expansion - serves as an excellent interim use for the property until market conditions might change.

The County Council unanimously passed Resolution Number: 14-1040 (on October 23, 2001), indicating its support for "Creative Montgomery" (this Resolution endorsed the Cultural Plan put forth by the Arts and Humanities Council). A major component of "Creative Montgomery" is to provide Incubator Space for artists. It is my understanding that the Arts and Humanities Council intends to use a large component of this new space for this purpose.

Mr. Derick Berlage  
July 24, 2003  
Page Two

I urge the Planning Board to support the expansion plan of Silver Spring Extra Space so this important Arts component can be included in Silver Spring. Thank you for your time and I look forward to this proposal moving forward to completion.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce H. Lee". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bruce H. Lee, RPA, GRI  
Senior Vice President



THE TOWER COMPANIES

11501 HUFF COURT NORTH BETHESDA, MARYLAND 20895 TEL. 301.984.7000 FAX 301.984.6033

July 1, 2003

Mr. Derick Berlage  
Chairman,  
Montgomery County National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

RECEIVED  
1088  
JUL 25 2003

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

Dear Mr. Berlage:

Since 1959, The Tower Companies have had a long established history of involvement and investment within the Silver Spring Community. As owners of the Blair Towers Apartments, we feel a strong part of the Silver Spring success story having a strong, diverse community within the 1,300 units of the development. Great things are again taking place and we are very pleased to be a part of it. Because of the hard work and vision of so many people, Silver Spring is becoming a showcase of how the private sector and government can be partners in revitalizing areas that must be renewed. The efforts in Silver Spring will be a model that can be replicated all over the country.

As you know, thanks to legislation passed by the state legislature, there is now a recognized Arts and Entertainment District located in south Silver Spring. This effort, led by State Senator Ida Ruben and the District 20 Delegation, will help provide an exciting new dimension to the local community. I understand that that Silver Spring Extra Space (located at 8001 Newell Street) is proposing expansion and will include a donation of 4,000 square feet of space to the Arts and Humanities Council of Montgomery County. This would be a major and positive step in helping to create a successful Arts and Entertainment District in Silver Spring. The incubator space being proposed at this location, to help upcoming artists, will go along way in energizing the neighborhood.

With Resolution 14-1040, the County Council has shown its support for the efforts of the Arts and Humanities Council. It is now important for the Planning Board to show its support. I ask that the Planning Board members support the expansion efforts of Silver Spring Extra Space. Besides the arts space, the facility provides a much needed use for the local resident and businesses in the community. The owners of the property have taken a run down building and have turned it into a clean, quiet and compatible neighbor. With all the housing that soon will be a major component in south Silver Spring, this expansion makes an excellent interim use of the property.

I again urge the Planning Board to support the proposed expansion. This is one of those occasions when the entire community wins. Thank you for your consideration of my letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cris Helle', written over the word 'Sincerely,'.

Cris Helle  
Director of Property Management  
The Tower Companies



# Realty Management

SERVICES, INC.

Your style of living the Realty Way

June 17, 2003

RECEIVED  
0888  
JUN 19 2003

Mr. Derick Berlage, Chairman  
Montgomery County  
Maryland National Park & Planning Com.  
8787 Georgia Avenue  
Silver Spring, MD 20910

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARKLAND PLANNING COMMISSION

Dear Chairman Berlage:

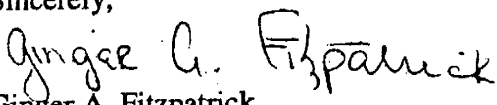
My company represents the owner of Springwood Apartments, located at 1220 Blair Mill Road in Silver Spring. This community has 151 apartment homes, which represents a substantial number of residents that are located in south Silver Spring. There is an exciting renaissance currently taking place in the area and those of us involved in this area are pleased to be a part of it.

I am taking the time to write you in support of the proposed expansion of Silver Spring Extra Space, located at 8001 Newell Street, Silver Spring. We feel this expansion in an excellent interim use for this property, which has been a quiet, compatible neighbor. As you may recall, this location was previously a major eyesore and it is now a clean, quiet business that provides a valuable service to the residents in the community.

In addition, we understand the owners of the facility have generously planned to donate 4,000 square feet to the Montgomery County Arts and Humanities Commission within the expansion. This space will be used to house the commission staff, in addition to providing much needed studio space for artists. This is an exciting development for this area and we urge the Planning Commission to offer its support for this project's expansion.

Thank you for taking the time to review this letter. I look forward to seeing this proposal move forward to its completion.

Sincerely,

  
Ginger A. Fitzpatrick  
Regional Property Manager  
Springwood Apartments



RECEIVED  
1067  
JUL 23 2003



8121 Georgia Avenue, 6<sup>th</sup> Floor  
Silver Spring, Maryland 20910  
(301) 589.1800 phone  
(301) 589.1329 fax

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

From the office of  
**MARCUS R. JOHNSON**  
*President and CEO*  
Mij@threekeys.com

July 14, 2003

Mr. Derick Berlage, Chairman  
Montgomery County  
Maryland National Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Chairman Berlage:

Three Keys Music, a division of Marimej Entertainment Group, LLC is located on 8121 Georgia Avenue, Silver Spring, Maryland. Being a newer neighbor to south Silver Spring, we appreciate the efforts of many, including your efforts with the County Council and now with your position as Chair of the Planning Commission, to aid in revamping, restoring and renewing south Silver Spring.

We at Three Keys Music are writing in strong support of the expansion of Silver Spring Extra Space located at 8001 Newell Street in Silver Spring. This location has been used in the past as a warehouse, discount furniture store and lawn mower repair shop and was a blemish to the community surrounding. The facility now serves as an important and pleasing entity in the area providing valuable services to the local community. As a matter of fact, we have rented a unit for our own storage.

In addition, we understand the owners of the facility have charitably planned to donate 4,000 square feet to the Montgomery County Arts and Humanities Commission within the expansion. This can be a wonderful community development for south Silver Spring and the benefits for the citizens of Silver Spring and Takoma Park will be implausible.

We at Three Keys Music urge the Planning Commission to offer its support for this project's expansion. Thanks you for you review of this letter and we look forward to the advantageous completion of this project.

Sincerely,

Marcus R. Johnson

[www.threekeys.com](http://www.threekeys.com)  
**THIS IS YOUR MUSIC!**

