

February 15, 2022

Montgomery County Council
Rockville Md.

Written testimony by **Jean Cavanaugh, Silver Spring MD 20901** on the draft
Downtown Silver Spring and Adjacent communities plan.

Protect existing and restore missing Tree Canopy

- 1) Require 35% tree canopy cover for CBD area without exception for green roofs or other substitutes;
- 2) Require 65% tree canopy for adjacent communities without exception for green roofs or other substitutes. The adjacent communities are losing canopy cover at an astonishingly fast rate due to lack of protection for mature shade trees.
- 3) Protect existing mature shade trees and assign value they deserve as critical to lowering heat index and other benefits in the plan area;
- 4) Recognize difficulty of planting trees in dense area thick with utilities above and underground, paved surface requirements wrt sidewalks and driveways;
- 5) Identify and target public land even as small as two tennis courts to plant Miyawaki or “microforests” as described by the [World Economic Forum](#) and [Urban Forests](#). Microforests grow 10x faster and store 400% more carbon than a typical forest.

Remove adjacent communities from the DTSS plan

- 1) Planners did not include the adjacent communities in the original DTSS sector plan update. The initiative came from one PB member who, from third hand accounts, solicited support from his personal communication channels from certain people in support of his suggestions before the PB voted on the expansion;
- 2) Adjacent communities’ zoning will be addressed in the AHSI process along with R60 and other residential zones in the rest of the county. This is indicated in the DTSS draft plan (with the exception of Bonifant+ noted below), so those adjacent communities should be removed and restored to the North and West SS master plan process;
- 3) It makes no sense to include the adjacent communities in the DTSS plan because the two are completely different animals with different requirements.

Retain R60 on Bonifant west of Cedar

- 1) The Silver Spring CBD never met its full development potential from its last master plan. There is no reason to spread the density to this R60 section filled with older homes on small lots.
- 2) CR development over the last ten years has given DTSS lots of luxury one bedroom apartments. The Silver Spring core needs to retain residential homes for families, eg the small houses on Bonifant, to retain a mix of activity in the core - eg families, singles, young couples, elderly, etc.

Delete suggestion for creating a new street connecting Bonifant and Thayer.

- 1) I suggest creating a non-auto connection or an alley to accommodate pedestrians and cyclists and other non-motorized transportation.
- 2) I don't understand why the planners and Planning Board want to make a new street for cars in a residential area where they are trying to encourage more non-motorized means of moving.