

## **Questions and Answers from 5.22.24 Community Meeting for the Silver Spring Fiber Hub Mandatory Referral**

**Revised 6.5.24.**

- Q: Explain the choice to plant Leyland Cypress. While they grow fast, their lifespan is short compared to other trees. Revised Answer.**
- A: The Leyland Cypress was recommended by the project architect because they grow quickly and provide good screening. After the community meeting, we consulted with the M-NCPPC Pope Farm Nursery Manager, who recommended replacing the Leyland Cypress with Green Giant Arborvitae. We have updated the landscape plan to reflect this change. They also reviewed the proposed groundcover and confirmed that the native pachysandra would do well where we have proposed to plant it.
- Q: Is there an option to increase the screening between the site and the adjacent property?**
- A: Yes, once the trees are pruned, if it is necessary to fill in the screening, the Montgomery County Department of General Services (DGS) can do that.
- Q: The existing large Black Walnut on the site has not been appreciated, and some people would not be opposed to its removal.**
- A: DGS will look into the possibility of removing it.
- Q: Will the property behind the building become, in effect, part of the park?**
- A: Not at this time. Please note that the area behind the building is part of the hub's stormwater management plan.
- Q: Who will be responsible to maintain the landscaping?**
- A: DGS.
- Q: Will there be a need to dig into the street or to obstruct Fairview Road during construction? It's a major exit for the neighborhood.**
- A: There will not be a need to dig into Fairview Road during construction. When the prefabricated structure for the hub is delivered, the project team may need to close a portion of Fairview Road for several hours.
- Q: Some community members would like to have input into what kind of replacement trees are planted, and what type of shrubbery is planted. They would like to introduce native plants.**
- A: DGS encourages this feedback. Please send suggestions to [opd.dgs@montgomerycountymd.gov](mailto:opd.dgs@montgomerycountymd.gov). Please note that the proposed groundcover is a native Allegheny Spurge.
- Q: For the Mandatory Referral process, is there a requirement to consider an alternative site?**
- A: There is no requirement to study alternative sites.

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**Q: Are there underground cables being connected to the hub?**

A: County fiber will be run to the site. The fiber will be pulled to a box, and it will be run through a conduit to the fiber hub building.

**Q: Is there a wireless component, and if so, is there any electromagnetic frequency or radiation emanating from that use?**

A: There is no wireless component.

**Q: Was an environmental study conducted to determine if there will be adverse effect?**

A: United Therapeutics conducted a Phase 1 environmental site assessment of the property. No issues were identified.

**Q: Since the hub is currently in the public garage, was there consideration of putting it in the replacement garage?**

A: Co-locating the fiber hub with the replacement garage structure was evaluated. Ultimately, the requirements of a Tier 4 fiber hub dictated the mutual decision between the parties to decouple the facilities.

**Q: Given the uncertainty of a lot of questions, can there be a follow up meeting?**

A: No other community meetings are planned. However, responses to questions raised at the May 22, 2024 community meeting will be posted to the project website. Please note there will be a Planning Board meeting on the Mandatory Referral.

**Q: In terms of stormwater management, how will runoff from the building be dealt with?**

A: The fiber hub does not create additional imperviousness, in fact, the total impervious area of the site will be reduced. Removing some of the existing impervious surface is part of the stormwater management plan that was approved by the County's Department of Permitting Services (DPS). The property slopes to the rear, and the area behind the future fiber hub will now be pervious and that will treat stormwater.

**Q: Historically there were major erosion problems resulting from the paving of the parking lot. Has any special attention been paid to runoff from the lot besides planting ground cover?**

A: The Stormwater Management Concept Plan was approved by DPS. Stormwater management will be treated by an offsetting environmental improvement. The project removes impervious surface from the site, so there will be less erosion. The slope on the site will slow down water. There is a storm drain inlet at the rear of the site, but it is likely that runoff will be infiltrated in the planted area between the back of the building and the back of the lot prior to reaching the inlet.

**Q: Can the fiber hub be placed underground? **New question.****

A: Given the critical nature of the hub operations and the type of equipment housed inside, placing the building underground would be a major concern because of potential water intrusion. Additionally, building the fiber hub underground would impact the critical root zone of the majority of the surrounding trees and vegetation requiring their removal on at least the sides of

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the property because of the retaining walls that would be required. Even if it could be located underground, there would still need to be an above ground structure to house the mechanical equipment, fresh air intake and an elevator. Locating the hub underground also would be cost prohibitive.

**Q: Why are the generators diesel rather than natural gas or even solar? New question.**

**A:** The County requires that the generators for our fiber hubs be from an uninterrupted fuel source because they are critical facilities. Natural gas is not considered an uninterrupted fuel source. Regarding solar, the solar panels and storage batteries needed would require more area than could be accommodated on site.