

Silver Spring Citizens Advisory Board meeting
Monday, Dec. 11, 2023
Minutes (DRAFT)

Attendees:

1. SSCAB members:
 - Katherine Lucas McKay, Chair
 - Kenneth Lemberg, Vice Chair
 - Melanie Fonder Kaye, Secretary
 - Sofia Bushen
 - Jay Elvove
 - Jacob Feit
 - Michelle Foster
 - Don Slater

2. RSC Staff
 1. Shawn Morris, Silver Spring Regional Services Center
 2. Jacob Newman, Silver Spring Regional Services Center
 3. Nahom Tekle, Silver Spring Regional Services Center

3. Additional attendees:
 4. Kiran Kochar-McCabe, office of Councilmember Kate Stewart
 5. Valeria Carranza, office of Council President Evan Glass
 6. Carrie Turner
 7. Andy Slautenbach
 8. Becky Sherbloom
 9. Carolyn Lampila
 10. Mike English
 11. Donald – Locust Grove Homeowners Assn
 12. Josh Sloane
 13. Brandon Bell

Agenda:

1. Welcome & Introductions
 - a. Katherine opened meeting
 - b. Citizens Advisory Board (CAB) members introduced selves
 - c. Attendees introduced selves in the comments

2. Approvals
 - a. We didn't have quorum at start of mtg.

3. MCPD

- a. No update

4. Main Agenda Item – Ellsworth Place Refresh

- a. GBT Realty, Greshan, Smith and Vika, PPT discussed the overall proposed development, gave some historical context, general design ideas, and a rough sketch of the plan approval process
- b. Goals include 1) Increase in affordable and diverse housing; 2) Increased height to encourage redevelopment; and 3) Increased density near infrastructure and transit
- c. Existing design guidelines and streetscape standards (2013, 19) encourage walkable pedestrian environment and limit to bulky towers
- d. Existing space has 400,000 sq ft commercial shopping use, zoning for max building height of 300, proposed use of up to 450 multifamily residential units to be built above the existing mall
- e. Shared rough sketches of potential tower level floorplans, with potential amenities (rooftop pool, patios, fire pits, etc.)
- f. Questions
 1. If phase 1 is about to happen in mid-Jan., what are the important timelines for community members to be thinking about?
 2. Are there green aspects to this? LEED-certified?
 3. Accessibility plans (beyond the bare minimum)?
 4. Parking – additional parking beyond existing? Electric spots?
 5. Megatron plas?
 6. Marketing plans?
 7. Overall time frame to open? (best case scenario: 2.5 years)
 8. Will any of the design impact the mall?
 9. Follow-up question on parking –think about it in terms of not just residents, but those who shop, work, etc.
 10. How many job opportunities (construction specifically)?
 11. Where would construction vehicles go during that period?
 12. What is the range of sizes of proposed units?
 13. What does affordability look like?
 14. Consider Purple Line (will they be able to guarantee delivery of necessary materials, etc.)
 15. What is total investment?
 16. Backup plans for supply chain issues?
- g. Closing comments
 1. KLM – Quality of life, impacts on residents, workers, etc.

2. Gus Bauman – we would welcome Board support when the time comes for Planning Board consideration. Share emails for those who want regular updates.

4. Approvals/New Business (once we had quorum)

- a. September meeting minutes
 - i. Michelle motion to approve
 - ii. Don second
 - iii. Approved unanimously
- b. No committee member meetings this month due to holiday
- c. Nov. Budget Forum recap – Don
- d. Other – Question about office and retail vacancies (Jacob working on a report, Nahom noted higher over the past year)

6. Councilmembers' Reports

- a. Councilmember Evan Glass staff: Passed the president's gavel to Andrew Friedson; following transportation cuts very closely; noted Cty Exec comments at the Realtors' event that he would not be sending property tax increases; discussion around buses/KidsRideFree; Fenton Village Overlay Zone (zoning measure) expected to pass; Safe Streets Act (question on electric scooters on sidewalks, question on pedestrian safety – HWY 29)
- b. Councilmember Kate Stewart staff: Last council meeting of the year tomorrow; buckets and beats; drones; rent stabilization

7. Regional Area Director's Report

- a. LOTS of recent successful events (Thanksgiving Parade) and upcoming Ice and Lights event (Dec. 22, free ice skating, 6-9 p.m., food trucks, etc.)
- b. Introductions –Office of Community Partnerships – Jessie(?) noted WhatsApp group in Spanish for events, food distribution, etc., upcoming resource fair in March

8. Adjourn

- a. Meeting adjourned at 8:30 p.m.