SILVER SPRING URBAN DISTRICT ADVISORY COMMITTEE

February 27, 2013

Honorable Ike Leggett
Executive Office Building
101 Monroe Street, 2nd Floor
Rockville, MD 20850

Subject: 900 Thayer – Fenton Village (formerly The Adele)

Dear County Executive Leggett:

Our committee held its monthly meeting on Thursday February 21, 2013. On behalf of the Silver Spring Urban District Advisory Committee, I am writing to express the Committee's unanimous support for the direction of the referenced project. Although we are disappointed that the office/business component has been removed from the design, the massing and scale of the revised development reflects a massing and human scale that appears to be more in keeping with the intentions of the Sector Plan for Fenton Village.

Areas that require further study include façade treatment on Fenton and the suggested walkway that extends from the building to the street. According to the proposed plan, the latter entails colored concrete that is scored. This differs from the customary brick paving designated for the area. Our concern is that a repair in the public space would require the use of special paving methods and materials which differ from the past or currently recommended paving finishes and may or may not be available at the time that a repair is needed. The costs associated with the replacement of the pavement that differs from the norm would be borne by the Urban District therefore this item remains in need of resolution.

Paving and façade issue, though in need of addressing, do not appear insurmountable therefore, this committee respectfully suggests consideration for augmentation to the current plan be given in an effort to provide Fenton Village with a major development in keeping with the spirit of the initial design and the Master Plan for East Silver Spring.

Sincerely,

Ernest Bland, RA,
Chair
Silver Spring Urban District Advisory Committee

cc: Council President, Nancy Navarro
Montgomery County Council

900 Thayer Avenue, LLC
c/o Redbrick Development

Susan M. Reutershan, Esq.
Lerch Early & Brewer, Chtd.

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February 27, 2013

Honorable Ike Leggett
Executive Office Building
101 Monroe Street, 2nd Floor
Rockville, MD 20850

Subject: 8415 Fenton and Baptist Church
Downtown Silver Spring

Dear County Executive Leggett:

Our committee held its monthly meeting on Thursday February 21, 2013. On behalf of the Silver Spring Urban District Advisory Committee, I am writing to express the Committee's unanimous support for the direction of the referenced project. There are some areas that require further study including; corner treatment at Wayne and Fenton, façade treatment at southeast corner, and the refinement of the thoroughfare. However, there have been numerous adjustments to the massing, height, and interface with the public space areas that are positive. The primary public space area, called the "Paseo", or passageway, between Bonifant and Wayne, combined with the adjustments to scale, suggest that this development has made an effort to respond to the betterment of the community.

The Committee feels that this project has the potential to become a well-designed development respectful of the business community and public interests while remaining in step with the intentions of the Master Plan. Therefore, this committee respectfully suggests consideration for augmentation to the current plan be given in an effort to provide Urban District with a major development in keeping with the spirit of the initial design and the Master Plan for East Silver Spring.

Sincerely,

Ernest Bland, RA,
Chair
Silver Spring Urban District Advisory Committee

cc: Council President, Nancy Navarro
Montgomery County Council