

# SILVERPLACE BULLETIN

## PROJECT HISTORY

**1998:** Commission acquires the parking lot next to the M-NCPPC's Park and Planning headquarters from the county in a land swap for the former Silver Spring Armory site.

**2003:** Commission approves the "Consolidated Headquarters Study," which justifies the need for the new headquarters. The study determined that a minimum 30% affordable / work-force housing would be required and that a public / private partnership allowing mixed-use development of the MRO site was the best way to meet the agency's multiple goals.

**2004:** The County Council appropriates \$850,000 in the Capital Budget to fund planning studies and the developer selection process.

**2005:** M-NCPPC issues a request for qualifications (RFQ) for SilverPlace. A multi-agency evaluation committee chooses three of seven development teams that responded as worthy of further consideration. M-NCPPC issues a request for proposals (RFP) to the three finalist teams in June 2006.

**January 2007:** Planning Board approves the recommendations of a multi-agency evaluation committee to choose a development partner: SilverPlace, LLC (Bozzuto, Spaulding and Slye Investments, and Harrison Development).

**February 2007:** Park and Planning staff briefs the County Council on SilverPlace.

## WHAT IS SILVERPLACE?

A model, mixed-use development featuring a new headquarters for the Maryland-National Capital Park and Planning Commission's Montgomery County staff — while fostering smart growth, a variety of housing and retail options, and environmentally sensitive design within Silver Spring's central business district. The project will:

- ◆ *Replace* the overcrowded, inefficient Park and Planning headquarters and consolidate staff from several locations.
- ◆ *Provide* a mix of housing options, including condos and rental apartments.
- ◆ *Promote* smart growth with a forward-thinking urban design that's compatible with the neighborhood and an eight-minute walk from the proposed Silver Spring Transit Center.
- ◆ *Lower* the public cost through a public / private partnership allowing M-NCPPC to use the value of the land to finance a portion of the project.



M-NCPPC's Park and Planning headquarters in Silver Spring.

## FUTURE STEPS

- ◆ On **July 5**, the Planning Board will review a Memorandum of Understanding (MOU) with SilverPlace, LLC, as well as a request for preliminary design funding. The MOU will clarify parameters of the project. The public is welcome to attend the Board meeting.
- ◆ On **July 10**, M-NCPPC and SilverPlace, LLC, will host a community meeting about the project. Join us!
- ◆ This summer, M-NCPPC will seek a design appropriation from the County Council to provide funding for the initial design phase of the project.
- ◆ Following a design appropriation, M-NCPPC and SilverPlace, LLC will begin site surveys, and environmental and traffic studies.
- ◆ Several months after the design phase begins, the team will submit a project plan to the Planning Board for review during public hearings.
- ◆ Throughout the review process, the SilverPlace team will host more public meetings where the project architects, traffic engineers and landscape architects will respond to questions from the community.
- ◆ After the Board approves the preliminary design and project plan, the team will seek a County Council appropriation for final design and construction.

We're on the web!  
[www.silverplace.org](http://www.silverplace.org)

Watch for future SilverPlace news, updates and event information at:  
[www.silverplace.org](http://www.silverplace.org).

The site will include:

- project updates,
- upcoming events, and
- blog.

#### CONTACT US

For more information, please contact:

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## WHAT'S HAPPENING



- ◆ The Program of Requirements for the new Park and Planning headquarters building is being finalized, and will also be reviewed by the Planning Board at an upcoming meeting.
- ◆ On March 14, staff and SilverPlace, LLC team members attended the regular monthly meeting of the Woodside Park Civic Association to present the project and receive feedback.

### Planning Board Hearing July 5.

The Planning Board will review the MOU and discuss action on the design funding at the Planning Board meeting on July 5 at Park and Planning Headquarters, 8787 Georgia Ave., Silver Spring. Check the Planning Board agenda for the time at:  
<http://mcparkandplanning.org/home.shtm>.

### Come to a SilverPlace Community Meeting July 10!

We want to stay in touch with you as we begin to develop SilverPlace. Come to our public meeting, 7 p.m. July 10 at Park and Planning Headquarters, 8787 Georgia Ave., Silver Spring.