

## **GREAT SENECA SCIENCE CORRIDOR IMPLEMENTATION ADVISORY COMMITTEE**

October 19, 2011

Françoise M. Carrier, Esquire  
Chair, Montgomery County Planning Board of the M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Re: Sketch Plan for Mallory Square Residential Development

Dear Ms. Carrier and the Montgomery County Planning Board:

At our meeting of September 20, 2011, the Great Seneca Science Corridor Implementation Advisory Committee (GSSC IAC) reviewed the sketch plan for the Mallory Square development, and offers the following comments:

- Connectivity was an area the Committee felt the plan was lacking. The Committee would like to see more deliberate connectivity between the proposed development and the neighboring community. Specifically the Committee would like to see how pedestrian access around the property connects to other properties, have the plan show bike paths and bike parking, and show how the property relates to the “recreation loop”. With regard to Transit-Oriented Design, the Committee would like the plan to show how the proposed pedestrian and bike connections connect to the CCT stops.
- In terms of the overall design of the site, the IAC would like to see how the streetscaping and proposed plantings will look and fit in relation to the surrounding communities. While the Committee expressed a preference for higher buildings/smaller building footprint, the IAC understands the economic reality associated with construction of a building above 4 floors.
- Finally, the IAC understands the benefit of improving the grid network of streets in the GSSC Master Plan area. There are two master-planned business district streets that are shown crossing this property in the Master Plan, and the IAC would like this plan to contribute to the smooth operation of the grid as recommended by the Master Plan.

The IAC also heard a presentation by an adjacent landowner summarizing the concerns to this project as proposed. Without commenting on the validity of the concerns, the IAC encourages the Mallory Square developers, the adjacent landowner, and County / Planning staff to work cooperatively to resolve these differences.

Thank you for your consideration,

Marilyn Balcombe and Phil Usatine  
Co-Chairs, Great Seneca Science Corridor Implementation Advisory Committee

In addition to the unanimously agreed upon statement above, some members of the committee would like to express the following comment:

Although the sketch plan appears to conform to the standards of the CR Zone, some members of the committee were “underwhelmed” by the amount of mixed use proposed at this location. The Committee fully understands that the project needs to be economically viable, but some members feel that 3,000 sq ft is simply not enough retail/commercial space to create a “mixed use” development and produce the benefits that come from mixed use. While the IAC welcomes residential development in the GSSC Mater Plan area, some members of the Committee feel a larger amount of retail/commercial space would be desirable for the site.