



Silver Spring

February 2009

Falkland North redevelopment would reserve right-of-way for Purple Line

The Falkland Apartments would likely be impacted by the future Purple Line. The north side of the North Parcel is the most obvious route for the Purple Line headed west from the Silver Spring transit center.

With redevelopment, Home Properties will reserve the future right-of-way area on its property, dedicating the area at no cost to allow construction of the Purple Line.

The North Parcel backs onto the rail corridor serving Metrorail, MARC commuter rail, Amtrak and freight. Metrorail Red Line subway trains move through the Silver Spring station every six minutes during peak periods. The station is

located 800 feet from the east edge of Falkland North. Nine inbound MARC trains in the morning and ten outbound in the evening use the station. Future plans for the Purple Line clip the eastern most part of the Falkland site, necessitating the removal of a portion of two of the six existing buildings.

Without redevelopment, construction of the Purple Line would have negative impacts on the North Parcel including the demolition mentioned above and the loss of 20% of the existing parking on the North Parcel. Also, without redevelopment, Home Properties would expect to be compensated for any land for the Purple Line and related negative impacts.



The County Council and County Executive have recommended that the Purple Line be constructed as light rail because it is consistent with the Master Plan, has high levels of forecasted ridership, environmental benefits and shorter travel times than the other proposed alternatives.



For more information on Falkland North, please visit www.FalklandNorth.com