

Written Testimony for the Bethesda Downtown Plan Minor Master Plan Amendment Planning Board Public Hearing						
Date	MC Tracker Ticket Number	Name	Association	Plan Section	Testimony or Comments	Staff Response
11.13.2024	MCP-169393-Z2D4	Kevin Kehus	St. John's Norwood Church	Development Cap, PIP	Support eliminating development cap and increase to PIP rate.	Comment Received
11.16.2024	MCP-169522-Y6T0	Ryan M. Harrison	Resident	Transportation, Affordable Housing	Supporting sustained and improved transit service; affordable housing, including NOAH	Comment Received
11.19.2024	MCP-169601-C7B5	Elaine Akst	Resident	Development Cap, PIP	Oppose removal of development cap, citing impacts to schools and transportation; support requirement for bird-safe building design; support more PIP and paid up front.	Comment will be reviewed during Planning Board work sessions
11.23.2024	MCP-169738-G2K5	Lloyd Guerri	Resident	Development Cap, Affordable Housing, Transportation	Oppose increasing cap. Incremental development cap increases should be tied to park creation. Housing recommendations inadequate. Plan does not adequately address loading vehicles blocking public streets.	Comment will be reviewed during Planning Board work sessions
11.24.2024	MCP-169747-P8W5	Dedun Ingram & Jack Alexander, Co-Chairs	Bethesda Downtown Plan Implementation Advisory Committee	Development Cap, PIP	Support eliminating development cap if "multiple check-in points" to ensure community resources keep pace with development and that public policy and funding mechanisms to support implementation are in place. Support increase in PIP rate and encourages alternative funding sources.	Comment will be reviewed during Planning Board work sessions
11.25.2024		Rob Eisinger	ProMark Development	Development Cap, PIP, BOZ	Support eliminating development cap; oppose recommended increase to PIP rate; support moving PIP payment to final building inspection; support eliminating BOZ "use or lose" provision.	Comment will be reviewed during Planning Board work sessions
11.26.2024	MCP-169807-N0Q2	Bryan Cannon	Resident	Development Cap	Oppose eliminating development cap. Road system cannot handle additional traffic. Development diminishes quality of life.	Comment Received
11.26.2024	MCP-169822-B4R2	Geoff Sharpe	Federal Realty	Development Cap, PIP	Planning Board should practice restraint in considering increased PIP rate. Support elimination of development cap.	Comment will be reviewed during Planning Board work
11.26.2024	MCP-169825-Q2F4	Leanne Tobias	Resident	Development Cap, Affordable Housing, Transportation	Removing development cap will increase area traffic. New development should be required to provide more affordable housing. Additional development should be contingent upon new parks and other public amenities. More vibrant urban landscape.	Comment will be reviewed during Planning Board work sessions
11.27.2024		Jonathan Rogers	MDOT	Transportation	Support for development centered around transit, walking and bicycling. Support recommendation for enhanced transit service connecting downtown Bethesda to nearby residential neighborhoods and regional centers of activity. Support broadening recommendation to expand transit support facilities needed to accommodate enhanced transit services.	Comment will be reviewed during Planning Board work sessions
11.27.2024	MCP-169843-P3B2	Stephen Seidel	Resident	General	The plan lacks critical information about key assumptions essential for the public to be able to understand the transportation metrics which serve as the sole basis for justifying the removal of the cap. The plan fails to include critical information about projected population growth in Bethesda under the tested scenarios.	Comment will be reviewed during Planning Board work sessions
11.27.2024	MCP-169848-W5B0	Todd Hoffman	Town of Chevy Chase	Development Cap, Additional review	Recommend implementing periodic, data-driven, holistic reviews of cumulative development impacts, incorporating opportunities for community input before removing development cap. Use holistic review to develop sufficient data and actionable strategies for achieving key goals. Regular reviews, based on updated data, would enable adaptive and responsive development policies and build confidence that growth is being managed responsibly and in alignment with both current needs and future aspirations.	Comment will be reviewed during Planning Board work sessions

11.27.2024	MCP-169849-K1C8	Andy Leon Harney	Chevy Chase Village Section 3	Development Cap, Affordable Housing	The County must make good on the promises of the 2017 Master Plan including public facilities and amenities, before eliminating the cap. Recommend frequent, periodic assessment (not just monitoring) of the status of growth so that all the necessary improvements can be made. The County must provide the public with detailed metrics on the impact of eliminating the development cap. More density brings more traffic. Diverse housing types and price points that would appeal to diverse income levels and races are absent.	Comment will be reviewed during Planning Board work sessions
11.27.2024	MCP-169850-F4N4	Joan Barron	Resident	Development Cap, Parks	More development will bring more traffic to Wisconsin Avenue and environmental impact to Little Falls stream valley. Has not heard of concrete plans for parks.	Comment Received
11.27.2024	MCP-169855-M0K3	Meg Jones	Resident	Development Cap	Opposed to lifting development cap: too much traffic, limited parking, lack of green space and overcrowded schools.	Comment Received
11.27.2024	MCP-169857-Q3N1	Elizabeth Rogers	Lerch, Early & Brewer	Density Cap, BOZ, Affordable Housing	Representing property owner on Arlington Road and Montgomery Lane. Request to expand Height Incentive Area to include properties between Arlington Road and Woodmont Avenue not already included. Not support PIP rate increase. Support removal of density cap and use-or-lose provision.	Comment will be reviewed during Planning Board work sessions
11.27.2024	MCP-169858-Z2K2	Howard Schoenholtz	Resident	Development Cap	Oppose lifting development cap.	Comment Received
11.27.2024	MCP-169861-L3Z1	Naomi Spinrad	Resident	Transportation, Environment, General, Development Cap, Additional Review	Concern about additional cut-through traffic from more development. Concern about greenhouse gas impact of additional development. Economic analysis is confusing and often contradictory to the statements in the recommendations. More data needed to justify recommendations. If you decide at this time to increase or eliminate the cap, there must be check-ins at regular intervals with identified benchmarks to ensure that infrastructure and amenities catch up - and keep up - with development.	Comment will be reviewed during Planning Board work sessions
11.27.2024	MCP-169862-Y1S3	Dennis and Donna Fey Collins	Resident	Density Cap	Removing the density cap would increase population, downgrade quality of life. Not one new park has been delivered. Bethesda has existing high vacancy rates.	Comment Received
11.27.2024	MCP-169864-R7B7	Victor Bonilla	Greenwich Forest Citizens Association	Density Cap, Parks, Transportation	Additional development will negatively affect air quality. No new parks have been delivered. Bethesda has existing high vacancy rates. Traffic is at an all-time high.	Comment Received
11.27.2024	MCP-169866-R4C8	Dedun Ingram	Resident	General, Development Cap, Additional Review, PIP	Insufficient data or inaccurate to support recommendations. Support lifting the development cap in Bethesda provided additional analyses conducted now to rectify the weaknesses in the analyses done thus far indicate no issues and provided several check-in points are included in the Bethesda Overlay Zone. These check-ins should evaluate whether the five transportation metrics used to assess master plans are within the acceptable limits. Support PIP rate increase but need to find other sources of park funding.	Comment will be reviewed during Planning Board work sessions
11.27.2024	MCP-169868-F2G6	Stacey Wolf	Resident	Development Cap, Affordable Housing	The County must make good on the promises of the 2017 Master Plan including public facilities and amenities, before eliminating the cap. Recommend frequent, periodic assessment (not just monitoring) of the status of growth so that all the necessary improvements can be made. The County must provide the public with detailed metrics on the impact of eliminating the development cap. More density brings more traffic. Diverse housing types and price points that would appeal to diverse income levels and races are absent.	Comment will be reviewed during Planning Board work sessions

11.27.2024	MCP-169869-W4M5	Richard Hoyer	Resident	Development Cap, Transportation	Supports removing Density Cap on Bethesda, a number of transportation-related improvements to enhance pedestrian and bike safety. redesigning the Bethesda Metro Station are into a "Union Station" style experience and enhanced pedestrian functionality.	Comment Received
11.27.2024	MCP-169871-Y7X7	Lorena Cano	Resident	Development Cap	More development can lead to safety, traffic, and environmental impact issues.	Comment Received
12.1.2024	MCP-169963-S9R2	Dr. Elizabeth Katz	Resident	Development Cap	Oppose removing density cap, with concern about traffic and schools.	Comment Received
12.2.2024	MCP-169970-W2N6	Nora Shler	Resident	Development Cap	Oppose removing density cap.	Comment Received
12.2.2024	MCP-169981-Y2V0	Barbara Voorhees	Resident	Development Cap	Oppose removing density cap.	Comment Received
12.2.2024	MCP-169984-X8W8	Nina and Noah Merlin	Resident	Development Cap	Oppose removing density cap.	Comment Received
12.2.2024	MCP-169996-D4T9	Gregory Maged	Resident	Development Cap	Oppose removing density cap.	Comment Received
12.2.2024	MCP-170022-F3R7	Matthew Gordon	Bethesda LLC	Development Cap	Supports removing Density Cap.	Comment Received
12.2.2024	MCP-170023-B6C8	Laura Hambleton	Resident	Development Cap	Additional development will have negative environmental and traffic impacts. Hold on lifting the cap.	Comment Received
12.2.2024	MCP-170029-V7V4	Barbara Felker	Resident	Development Cap	Oppose removing density cap.	Comment Received