



April 25, 2016

Mr. Casey Anderson, Planning Board Chair
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Bethesda Fire Department Inc.
6600 Wisconsin Avenue

Dear Chair Anderson:

Bethesda Fire Department, Inc. ("BFD") would like to respond to recent correspondence you have received requesting that the undeveloped parcel owned by BFD adjacent to our building be designated as a green space in the Bethesda Downtown Plan under review by the Board. As owners of this property and in consideration of our future needs, we are opposed to this proposal and hope that you will not consider this as an alternative use to our property.

On February 4, 2016, Nat Finkelstein of our board and our consultant Bob Stoddard were present for the discussion of our property in the Bethesda Downtown Plan. At your suggestion, BFD agreed to a compromise solution of designating this parcel as a floating zone for future consideration when BFD can justify a need and has a formal plan ready for discussion with all the stakeholders in the community. Also present at that hearing were community representatives Fred Cecere (representing the Town of Chevy Chase), Barbara McCall (representing several condominium associations along Chevy Chase Drive) and Naomi Spinrad (representing the Chevy Chase West Association). All three community members agreed on the record to support this concept.

It is now surprising to us to find out that two of the community representatives (Barbara McCall and Naomi Spinrad) have requested in separate venues that the existing vacant parcel be designated as a green space. We noted the Ms. Spinrad testified again before your board on March 10, 2016 specifically requesting this green space designation and Ms. McCall was one of the emails sent in April requesting that as well. We are disappointed to find out that they have taken this position regarding our property after agreeing to a solution that already puts a higher threshold on this property to redevelop in the future.

We respectfully request that you and the other Board members will disregard this green space proposal and move forward with the concept of a floating zone as discussed with the Board on February 4, 2016 and further discussed and clarified with staff on March 9, 2016. Our property is privately owned and was not purchased with public funds. It has been owned and maintained by BFD, a private entity, since the 1960s. It is

6600 Wisconsin Avenue
Bethesda, MD 20815

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not legally or otherwise appropriate for private property such as ours to be designated for public use (e.g. green space) without adequate compensation. Prohibiting possible future BFD redevelopment by designating our property as "green space" is tantamount to a public taking without compensation and is therefore inappropriate as a Sector Plan recommendation. This site is not adjacent to Norwood Park, nor is it otherwise connected to any other green space for which there is discernable public value. The sole purpose for the green space request is to preclude possible future redevelopment of the BFD property. That motive is improper in this Sector Plan context, and the green space proposal should be rejected accordingly.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "John Murgalo".

Cc: Leslye Howerton
Gwen Wright
Robert Kronenberg

MCP-CTRACK

From: Felicity McGrath <felicitymcgrath08@gmail.com>
Sent: Friday, May 06, 2016 8:20 AM
To: MCP-Chair
Cc: contact@ebca.org
Subject: Downtown Bethesda Sector Plan

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OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Anderson:

As a Bethesda resident, and more specifically a resident of East Bethesda, I am very concerned with the proposed Downtown Bethesda Sector Plan. In recent years I have watched with some dismay as the height of properties in Bethesda and along Wisconsin Avenue, bordering our neighborhoods, seem to get higher and higher. The new plan has significant increases in height and density without taking into consideration how it will affect our already overcrowded roads and schools. Bethesda Elementary just completed an expansion only to enroll more kindergarten classes than ever before. The lack of consideration for building heights in residential neighborhoods is also concerning as our single family homes will be overshadowed by buildings that under the current plan could reach 250 feet in height.

I am writing to urge that the Board (who does not appear to have a member who actually lives in Bethesda) to scale back the plan. The excessive heights and densities make it feel like we are living in a canyon, not a community. Greater heights have been proposed for East Bethesda's borders than any other edge community on the plan. This does not make sense, and shows a lack of thoughtful planning.

I urge the Board to require greater step-downs and set backs for buildings along our transition areas and enforce the concept of Greenway buffers.

Most importantly I am asking that the Board and the Planning Staff conduct further studies on the impact to infrastructure, traffic, transit, schools and our neighborhoods. Without these studies conducted properly we risk overcrowding and problems that cannot be addressed as easily after the fact.

We as residents are happy with the improvements to Bethesda's appeal, but we do not believe they should be at the cost of our neighborhoods, and the individuals who pay the property taxes.

Thank you for your consideration of this matter.

Very truly yours,
Felicity A. McGrath, Esq.
4600 Glenbrook Pkwy
Bethesda, MD 20814

MCP-CTRACK

From: Pete Streker <strekerohana@gmail.com>
Sent: Friday, May 06, 2016 9:04 AM
To: MCP-Chair
Subject: Increase to Height and Density Development in East Bethesda

To Montgomery County Planning Chairman, Casey Anderson

Good Morning. As homeowners in Rosedale Park we know what a wonderful personality Bethesda has, we also know Bethesda is under pressure to develop. Articles such as "These Are The 10 Snobbiest Small Cities In America" or "Bethesda Ranks Among 'Top 100 Best Places to Live,' Livability Study Says" help highlight positives aspects of that personality. In turn, these articles place pressure on the city and city planners to develop while still preserving those parts of Bethesda that drew such glowing recognition.

The point about pressure to develop underscores the need to protect the city's personality when looking out five or ten years. Of course the city will grow, but it needs to grow while still maintaining the same positive points that brought folks into the community. To complicate the development of Bethesda is newer information to include the planning staff approving additional heights and density and reports such as the Washington Post stating that population growth in the Washington DC region is dramatically slowing (April 19, 2015). Leading us to ask: Why are Bethesda planners approving significant development increases in height and density to a level that can change the city's personality negatively, reducing some of the city's identified strengths?

For example, people move to a place like East Bethesda for different reasons. To name just a few these include the schools, parks and other green spaces, good neighbors, safety, access to the Metro system, and even just the feel of the place. If the planning staff approve and allow even higher buildings east of Wisconsin Ave., they in fact will hurt some of the positive aspects of the area. We all know that schools are at or above capacity as plans to expand the local high school and need for a middle school increase - This will not improve with a density increase. Parks and green space along Tilbury St. will no longer be places to meet or read - They will be dark shaded areas or completely removed. Infrastructure to support the higher buildings means more density of traffic - Resulting in reductions in pedestrian and vehicle safety. Clearly this would undercut some of community's special qualities.

Bethesda is a great small city and no one can blame folks for wanting to live here, but if the planning staff for Bethesda is not careful and considerate they will hurt the very reasons people move here and the city's personality will change for the worse. Please do not allow for higher buildings east of Wisconsin Ave. especially near single family homes and help protect Bethesda's future.

Thank you for your time and consideration,

Tina & Pete Streker

4501 Maple Ave

MCP-Chair

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MAY 09 2016

From: D Cohen <dcohen64@yahoo.com>
Sent: Sunday, May 08, 2016 3:34 PM
To: MCP-Chair
Cc: Howerton, Leslye; Kronenberg, Robert
Subject: Request to Speak at May 12, 2016 Planning Board Meeting - Bethesda Plan
Attachments: Working Session.Statement.May 12-2016.Word.docx

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

To whom it may concern:

By this message, I am requesting an opportunity to provide testimony before the Planning Board at its May 12, 2016, meeting, entitled "Work Session 12 - Bethesda Downtown Sector Plan." I would testify on behalf of the Resident and Homeowners of Middleton Lane. My testimony would present the views of the owners and residents of the 22 single family homes on Middleton Lane on the subject matter of May 12 meeting, i.e., building height and density in the draft Bethesda Downtown Plan. I attach to this message the testimony I would provide and request that this statement be posted, prior to the May 12 meeting, at an appropriate location on the Planning Board's website, and included in the record of such meeting.

Please provide your positive response to this request by replying to this message. Also, I can be reached during the day at 202-251-4336. Thank you for attention to this request.

Daniel Cohen

The Home Owners and Residents of Middleton Lane
Statement for the Record Before the Montgomery County Planning Board
Bethesda Central Business District Sector Plan

May 12, 2016

Montgomery Planning Headquarters, 8787 Georgia Avenue, Silver Spring,
MD

Good Evening. My name is Daniel Cohen. I am here on behalf of myself and my neighbors, the owners and residents of 22 single family homes on Middleton Lane in East Bethesda. The home owners and residents of Middleton Lane were very involved in the process of developing the staff draft of a new Bethesda Downtown Master Plan (Plan). The staff draft Plan was the result of a thoughtful process, with stated goals and methods to achieve those goals. While we had certain issues with the staff draft Plan, as outlined in our statement before the Planning Board on June 24, 2015, we were pleased that the staff draft Plan attempted to strike a balance between needed new development in Downtown Bethesda and maintaining the single-family homes and neighborhood character of Middleton Lane and our surrounding area. Even where we disagreed with the staff draft Plan we understood the end that was sought to be achieved.

With that position in mind, we are here this evening to register our concern with the process for considering the Plan that has occurred through the Planning Board's Working Sessions. A number of us have attended several on the Working Sessions, and we have been dismayed that the careful planning process undertaken by staff appeared to be overtaken by a parade of individual requests to the Planning Board, each seeking differential treatment, property-by-property, on an *ad hoc* basis. Each requester sought a little more height here, a little more density there, or both. And, each request was addressed individually, paying only passing attention to the overall concepts embodied in the staff draft. With all due respect to the Commissioners, that process is not planning. At best it's haphazard and at worst it's deal cutting, with little to no reflection on how individual deals affect the overall plan.

The staff draft Plan stated that the aim of the Plan was not to radically transform the community but to achieve a truly sustainable downtown through incremental measures addressing its economic, social and environmental future. The idea was to have: a downtown that is a model for sustainability, accessibility, equity and innovation; more affordable choices of housing in close proximity to jobs, shopping and recreation; the ability to safely walk and bike to stores and offices; and to provide new parks and open spaces. How is it that taller buildings and greater density will create more affordable housing? How inviting will green spaces be if those spaces are towered over by tall buildings? How is it that pedestrians and bikers will navigate between areas when there are "building walls" in their way? How enticing will the area be to its residents if the human scale is overwhelmed?

To be clear, the homeowners and residents of Middleton Lane are in favor of new development in the downtown Bethesda district. We recognize that downtown Bethesda is the economic heart of Montgomery County and that it is a growing, vital area. That's why we live there. What we take issue with is a process that forgets that we, and others, live there. The results of the process we have witnessed at various Working Sessions will be an unplanned Bethesda. And, the result of that type of process will have a negative effect on the economic growth of Bethesda. We would urge the Planning Board, in its decision-making, to heed not only those

who make self-interested requests, but to consider the hard work and careful choices of your staff and the input of the community, with the goal of developing a coherent and thoughtful Plan for the future of Bethesda.

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MCP-Chair

From: Chuck Sheehan <chucksheehan@gmail.com>
Sent: Saturday, May 07, 2016 3:42 PM
To: MCP-Chair; councilmember.berliner@montgomerycountymd.gov; Howerton, Leslye
Cc: contact@ebca.org
Subject: Bethesda Sector Plan -- no density increase

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Bethesda has seen enough -- more than enough -- commercial development. Longtime residents need relief from, not more of, ever-increasing pressures on our quiet neighborhoods. Bethesda exists for families, not for filling corporate coffers.

Planning and council officials must reject the Sector Plan, particularly elements further assaulting east Bethesda quality of life.

Chuck Sheehan and Caroline Ratcliffe

MCP-Chair

From: letzplayt@gmail.com
Sent: Saturday, May 07, 2016 9:31 PM
To: MCP-Chair
Subject: Oppose excessive heights and density of developments in Bethesda

Dear Chairman Anderson,

Please limit Bethesda development heights and densities. If new buildings are so tall, the charm and appeal of Bethesda will diminish. I urge you to do all you can to scale back the plan.

Thank you.
Wan
4601 Harling Lane

MCP-Chair

From: john wan <jcwadesign@gmail.com>
Sent: Sunday, May 08, 2016 2:28 PM
To: MCP-Chair; Councilmember.berliner@montgomerycountymd.gov;
Leslye.Howerton@montgomeryplanning.org
Subject: Scale back in heights and densities of SECTOR PLAN

A very famous city or great place has their unique characters. Our Bethesda has been admired by its charm and harmony environment in scale and mixed amenities. High density and height can harm and even destroy what Bethesda has.

You are all with professional background in urban planning and knowledge about the success and failure in the past. It is always wise to get sustainable development in planning and policy toward the goals.

JCWAdesign, 5/8/2016

MCP-Chair

From: Wm. Franklin <wjfranklin@gmail.com>
Sent: Sunday, May 08, 2016 10:01 AM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Newhouse, Rachel; CM Berliner; councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.reimer@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov
Subject: Reduce height and density in Bethesda Plan, especially on edges

Dear Chair Anderson and Commissioners Wells-Harley, Dreyfuss, Fani-Gonzalez, and Presley:

As residents, homeowners, and voters of Chevy Chase West I want to thank you for hearing our community's concerns about the area south of Bradley Boulevard (the Fire Station and the various rental properties) and for your decisions about those properties. We are also gratified by your attention to the issues of affordable housing, energy efficiency, and the environment.

However, we are concerned generally that the increases in heights and density over what planners originally proposed will place intolerable burdens on traffic, emergency response, and local schools. Traffic delays in Bethesda have already intensified in the last few years. Increasing residential density can only make a bad situation worse.

We ask that you reduce heights and densities to draft plan levels, and especially focus any reductions on edge areas. We believe both these steps will result in a plan that is likely to foster vibrant development in the activity centers while respecting the adjacent residential areas.

Thank you, as in your earlier deliberations, for your favorable consideration.

Sincerely,

William & Kathleen Franklin
6300 Stratford Road
Chevy Chase, MD 20815

MCP-Chair

From: Margaret Wiener <margywiener@gmail.com>
Sent: Sunday, May 08, 2016 9:29 PM
To: MCP-Chair
Subject: Bethesda Sector Plan

I live in the Town of Chevy Chase, where my husband and I raised our four children through their middle and high school years. I am one of the signers of the petition seeking rollback of the various requests for the Bethesda Sector Plan, as follows:

I support the requests for each of the identified properties to be reconsidered and for the provisionally approved heights to be lowered. In addition, I support lowering the provisionally approved density, and oppose allowing additional density to be transferred to the identified properties that are adjacent to single-family homes.

1. The Jaffe Tower (6801-6807 Wisconsin Avenue): Upzoning this property and allowing a 145 foot building is inappropriate at the southeastern corner of the sector and across the street from single-family homes. This property should remain split zoned.
2. Parking Lots 10 (behind Moby Dick/Don Pollo), 24 (behind the Farm Women's Cooperative Market), 25 (between Maple/Highland) and 44 (behind Benihana): Upzoning these properties and allowing building up to 90 feet is inappropriate across the street from single-family residences. The upzoning would waste some of the last and largest chances to preserve open space/public park near downtown Bethesda. In addition, Parking Lot 41 (behind Clare Dratch) should also be kept as open space/public park.
3. Garden Plaza Building (7750 Old Georgetown Road): A building of 175 feet is inappropriate across the street from Bethesda Elementary School and its surrounding single-family residential communities.
4. ZOM Mid-Atlantic (7505-7511 Arlington Road & 4816-4910 Moorland Lane): A building of 75 feet is inappropriate across the street from Bethesda Elementary School and its surrounding single-family residential communities.
5. 7201 & 7121 Wisconsin Avenue: Buildings of 250 and 200 feet on either side of the Farm Women's Market are too tall and will cast the market and proposed park in permanent shadow.
6. 4508 Walsh Street (the Writer's Center): 90 feet is too tall for a property across from single-family homes.
7. 4400 Montgomery Avenue (Bethesda Sport & Health): 120 feet is too tall for a property that backs onto single-family homes.
8. 4300-4336 Montgomery Avenue: Upzoning these properties will undermine the opportunity to create a significant urban green space.
9. 7301-7313 Wisconsin Avenue (Air Rights Building): 250 feet is too tall for a property that backs onto single family homes, and will create a canyon effect with the Apex building across the street.
10. The Battery Lane Canyon (4857, 4858, 4887/4861, 4890, 4900, 4918-4938, 4949, 4998, and 5015 Battery Lane). 120 feet is too tall for Battery Lane, and allowing buildings of these heights will create a canyon effect on Battery Lane.

11. 4500 Block Avondale Street: The Planning Board has approved increases for these properties significantly higher than the 35 foot recommendation of its professional staff, which are inappropriate for properties that back onto single-family homes.

12. Cheltenham Drive (7725, 7735, 7803, 7809 & 7845 Wisconsin Avenue). 250 feet is too tall north and south of Cheltenham Drive, and allowing buildings of these heights will create a canyon effect both on Cheltenham and with the towers across Wisconsin Avenue.

13. 7900-8000 Block Wisconsin (7901, 7935 & 8001 Wisconsin Avenue). The Planning Board has approved increases for these properties of up to 200 feet, well over the 120 foot recommendation of its professional staff.

14. The Northern Gateway (8401 Wisconsin and 4715-4719 Chestnut): Upzoning these properties and allowing 120 foot buildings is inappropriate at the northeastern corner of the sector and on the same block as single-family homes.

Among other things, these requests would destroy the community environment that has supported many families as they have nurtured the next generation. In addition, these requests do not take into account the significant traffic and school population issues that are so important to assuring that this remains a livable environment. These would extend density too far from Metro. In addition, I think that any plan for Bethesda must take into account the current state of Metro and the uncertainty about whether it provides reliable transportation. Clearly, we cannot tolerate more cars, but that is likely to be the response to the current plan.

Please roll back these requests.

Sincerely, Margaret W. Wiener

MCP-Chair

From: Fred Morse <fredmorse@maienergy.com>
Sent: Monday, May 09, 2016 6:59 AM
To: MCP-Chair
Cc: Councilmember.Berliner@montgomerycountymd.gov
Subject: Planning Board matter

I ask that the Planning Board reduce the overall amount of density in the Plan and reconsider the specific properties identified in the petition by the Planning Department staff.

I am very concerned that the Planning Board's preliminary approval of increasing of the density from the current development in Bethesda of 23.4 million square feet to 35.3 million square feet would absolutely lead to significant school overcrowding and traffic congestion and will undermine quality of life in nearby residential neighborhoods. This would have adverse impact on each and every family living in Bethesda and in particular in the Town of Chevy Chase.

Sincerely,

Frederick H. Morse

6904 Ridgewood Avenue
Chevy Chase, MD 20815
cell phone 202-276-0518

MCP-Chair

From: Barbara Levitt <bslevitt@gmail.com>
Sent: Monday, May 09, 2016 9:15 AM
To: MCP-Chair
Subject: Lots 10 and 24

Dear Chairman Anderson:

As I sit here in the morning drinking coffee at Panera, I am reminded how pleasant and enjoyable the areas around the Woman's Farm Market are. It would be a shame for "planners" to supplant the will of the people. Please save the county money and leave Lots 10 and 24 alone.

Respectfully,

Barbara and David Levitt
7100 Meadow Lane
Chevy Chase, Maryland

Sent from my iPhone

MCP-Chair

From: Jim Ford <jimford188@gmail.com>
Sent: Monday, May 09, 2016 9:16 AM
To: MCP-Chair; Councilmber.berliner@montgomerycountygovernmemt.org
Subject: Bethesda Sector Plan

I am writing to you to urge the Planning Board to reject the proposed density increase in the Bethesda Sector Plan. As others have noted, if approved at the out-of-balance level of more than 35 million square feet, the sector plan will lead to significant school overcrowding and traffic congestion and will undermine quality of life in nearby residential neighborhoods. Any increased property tax revenues associated with the density increase will be more than devoured by the costs of coping with population increase, as well as school and traffic infrastructure expansion. Thank you for considering my views.

James E. Ford
4427 Walsh Street
Chevy Chase, Maryland 20815
jimford188@gmail.com

MCP-CTRACK

From: Dlhopsky, Heather - HXD <HDLhopsky@linowes-law.com>
Sent: Monday, May 09, 2016 4:23 PM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye; Vaias, Emily J. - EJV
Subject: Request to speak at 5/12 Planning Board worksession on Bethesda Downtown Plan

Chairman Anderson and Members of the Planning Board,

I will be at the May 12th worksession on the Bethesda Downtown Plan on behalf of Emily Vaias, who represents St. John's Episcopal Church (6701 Wisconsin Avenue). On behalf of the Church, we object to any further reconsideration of the Planning Board's recommendations regarding this property, and if there is any substantive discussion on this matter on Thursday, I request a few minutes to speak.

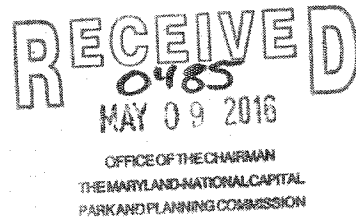
Thank you very much.

Heather

Heather Dlhopsky
Partner

Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, Maryland 20814

Direct: 301.961.5270
Main: 301.654.0504
E-mail: hdlhopsky@linowes-law.com
LinkedIn: www.linkedin.com/in/heatherdlhopsky
Website: www.linowes-law.com



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MCP-CTRACK

From: Julia Randall <jrandall@erols.com>
Sent: Monday, May 09, 2016 1:06 PM
To: MCP-Chair
Cc: Councilmember.Berliner@montgomerycountymd.gov
Subject: Bethesda Planning Board

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OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

On May 8, 2016 between the Tunnel and Rock Creek, the Capital Crescent Trail was FULL of walkers, bikers, International students, track teams, dog walkers, very young and the quite elderly. How can you deny this very human and humane pleasure of celebration of life and natural habitat on such a beautiful day by denying us this pleasure?

Julia Randall, Town of Chevy Chase

MCP-CTRACK

From: JOHN KELLY <jmkelly31@verizon.net>
Sent: Monday, May 09, 2016 2:21 PM
To: MCP-Chair
Cc: councilmember.berliner@montgomerycountymd.gov; Howerton, Leslye; contact@ebca.org
Subject: Bethesda Downtown Plan -- zoning proposals for East Bethesda

Dear Mr. Anderson,

As an almost 30-year resident of Middleton Lane in East Bethesda, I am concerned as is an overwhelming number of other residents of East Bethesda about recent changes in the Bethesda Downtown plan that would place enormous buildings right next to our residential street.

For the site of the small block of stores at the Wisconsin end of Middleton Lane, there is a proposal to allow a height of 195 feet. The alley and small public parking lot back up to the back yards of single-family houses on Middleton Lane. The Whitney Building is 90+ feet in height and already towers over our streets and yards.

We also wish to voice our objections to the proposals for the Montgomery Avenue properties (#s 4332, 4334, 4336) to any zoning allowing for the 120 foot height. It was our understanding that these properties would be part of the Green Space proposed by the Planning Committee, not a huge high rise building.

The residents of Middleton Lane are strongly opposed to these huge increases in heights for buildings bordering our residential neighborhoods. We have been working with the Planning Board's staff over the course of more than a year to try to ensure a Downtown plan that does not destroy the residential neighborhoods abutting downtown, which we believe is one of the stated objectives of the county. We thought planners had heard us when some earlier proposals were scaled back or taken out -- proposals that would have impacted our street, where block parties are held each year, children play in the street, and many neighbors walk, take Metro, or bike to work -- the kind of neighborhood the county wants to preserve.

Please do not rule in favor of these gigantic height increases for buildings that, if they follow the mold of several large projects currently sitting vacant in downtown Bethesda, will take years to build, remain unoccupied for years more, will tower over our streets and block access to sunlight.

Thank you.

John Kelly
4505 Middleton Lane
Bethesda, MD 20814
301-961-5199

MCP-CTRACK

From: Yuehong Wang <wang_yuehong@hotmail.com>
Sent: Monday, May 09, 2016 2:40 PM
To: MCP-Chair
Cc: Councilmember.Berliner@montgomerycountymd.gov
Subject: No Over developed Bethesda

Dear Planning Board,

The whole process regarding this development reminded me how Chinese government were doing in their own country which always being criticized by western medias. Please consider the local residence and the whole eco system in this neighborhood.

I strongly urge you to reconsider:

- (i) reduce the overall amount of density in the Plan and**
- (ii) reconsider the specific properties identified in the petition and by the Planning Department staff**

Our kids are walking to school on a dangerous street full with overflow traffic from Bradly lane, Conneticut and Wisconsin avenue.

Our school is overcrowded with less funded public school system. Close to 30 kids in one classroom with one teacher no TA. Media Center doesn't have a full time manager.

With your current plan, I don't see the residence will have a good quality of living and our children will have a reliable education system.

Please take local residence's voice into your consideration!

Thank you!

Yuehong Wang
4405 Ridge Street, Chevy Chase

MCP-CTRACK

From: Christine Coyle <crcoyle@verizon.net>
Sent: Monday, May 09, 2016 3:31 PM
To: MCP-Chair
Cc: Kronenberg, Robert; sarobins@lercheearly.com; kramer@att.net
Subject: Old Georgetown Office Park

Dear Montgomery County Planning Board,

I am writing to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD. I was never notified that this request was even made, let alone that the Planning Board approved it, and only heard about it recently from my neighbor. Unless reversed, the grant of the request will have a significant impact on me, my family, and my neighborhood because the Old Georgetown Office Park is located directly next to single-family homes and the single family community of Battery Park. I reside at 5012 Del Ray Avenue and can view the office park from the front of my house. As currently constructed, the Office Park already creates significant parking and traffic issues and at 35 feet high overshadows the neighboring single-family homes and Battery Park neighborhood. Increasing the population density and permitted height will cause even more problems and diminish the attractiveness and livability of those homes and Battery Park.

The staff of the planning board recognized the negative impact that grant of the zoning request would have on the neighboring single-family homes and community, and recommended that the Planning Board deny the request. Thus, prior to the Planning Board's April 28 meeting, the Planning Board itself had agreed with that recommendation. Nothing at that April 28 meeting, however, changed the basic facts underlying the Staff's or the Planning Board's prior determination. It is very hard to understand how the grant of the zoning request over the Staff's and Planning Board's own prior recommendation can be justified, especially considering that grant of the zoning request is inconsistent with the Master Plan itself. For these reasons, we urge the Planning Board to reverse its prior grant.

Sincerely,

Christine Coyle
5012 Del Ray Avenue
Bethesda, MD 20814

MCP-CTRACK

From: Cathy Wolf <wolfcs@starpower.net>
Sent: Monday, May 09, 2016 3:32 PM
To: MCP-Chair
Cc: councilmember.berliner@montgomerycountymd.gov
Subject: Bethesda sector plan

Please remember that Bethesda is a community for many County residents and that the character of the community is very important for thousands of us. That character will be destroyed by erecting a row of extremely high buildings on and around Wisconsin Avenue. I respectfully ask for you to vote to reduce the density of the current plan and consider carefully the height and scale of the proposed individual properties. Your decision will affect the surrounding communities for years to come and you have an opportunity to impact positively rather than negatively. Please do not ratify a plan which will result in gridlock on the streets, overcrowding in the schools and an overall feeling of living in a canyon.

Cathryn Wolf, Chevy Chase

MCP-CTRACK

From: Laura Hambleton <hambleton.laura@gmail.com>
Sent: Monday, May 09, 2016 4:10 PM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Newhouse, Rachel; CM Berliner; councilmember.floreen@montgomerycountymd.gov; Leventhal's Office, Councilmember; councilmember.reimer@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov
Subject: Reduce height and density in Bethesda Plan, especially on edges

Dear Chair Anderson and Commissioners Wells-Harley, Dreyfuss, Fani-Gonzalez, and Presley:

As a resident of Chevy Chase West, thank you for hearing our community's concerns about the area south of Bradley Boulevard (the Fire Station and the various rental properties) and your decisions about those properties. We also are gratified by your attention to the issues of affordable housing, energy efficiency and the environment.

However, I greatly am concerned that the increases in heights and density above what planners originally proposed will place intolerable burdens on traffic, emergency response and local schools. I ask that you reduce heights and densities to draft plan levels, and especially focus any reductions on edge areas. I believe both these steps will result in a plan that is likely to foster vibrant development in the activity centers while respecting the adjacent residential areas.

Thank you, as in your earlier deliberations, for your favorable consideration.

Laura Hambleton

4616 Hunt Ave

Chevy Chase

RECEIVED
0589
MAY 10 2016

MCP-CTRACK

From: Wallach, Ryan <Ryan_Wallach@comcast.com>
Sent: Monday, May 09, 2016 6:08 PM
To: MCP-Chair
Subject: Request to Speak at May 12, 2016 Planning Board Worksession #12

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Office of the Chair,

I write to request that I be permitted to address the Planning Board during its Worksession #12 at its May 12, 2016 meeting. My presentation would be limited to a discussion of Hold-Over Property Map Locator #4, Old Georgetown Office Park Condominium, 7960 Old Georgetown Road Bethesda, MD 20814. In particular, consistent with my request for reconsideration of May 3, 2016, I would like to provide testimony and evidence regarding why the Planning Board's grant of a request to increase the population density and the permitted height of the Property will negatively impact the single-family homes and neighborhood it is adjacent to and is inconsistent with the Master Plan.

Ryan Wallach
7915 Glenbrook Road
Bethesda, MD 20814
(202) 321-4585

MCP-CTRACK

From: Brooke Haughey <brookehaughey@gmail.com>
Sent: Monday, May 09, 2016 9:16 PM
To: MCP-Chair
Subject: Request to testify at May 12 Work Session

Chairman Anderson:

I would like to respectfully request the opportunity to testify at the May 12 work session regarding the current approved density on Parking Lot 24. As a directly adjacent neighbor, I am incredibly concerned about the lack of holistic consideration that has been given to the approved plans - not only for the sake of the neighborhood, but for the sake of Elm Street Park.

If you are able to provide a slot for me, I would greatly appreciate a confirmation -- in addition to being a highly concerned resident, I am also a mother to a toddler and an infant with a spouse who works long hours and will have to arrange for supplemental childcare in order to testify.

Thank you
Brooke Haughey

MCP-CTRACK

From: John Freedman <johnafreedman@gmail.com>
Sent: Tuesday, May 10, 2016 9:54 AM
To: MCP-Chair
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; cebaskir
Subject: May 12 Planning Board Meeting: Item 11

Dear Chairman Anderson --

I am writing to request the opportunity to testify at Thursday's Planning Board Meeting at the Bethesda Plan Worksession #12.

I would specifically like to testify about the Board's options for achieving an overall reduction in the Sector Plan.

To the extent that the Board will be reconsidering specific zoning decisions on a property-by-property basis (as opposed to an up or down vote on a slate of properties proposed by the Staff) I would also like to address the specific properties identified in our March 1 request for reconsideration as well as the petition we submitted on May 4.

John Freedman
4408 Ridge Street
Chevy Chase, MD 20815

MCP-CTRACK

From: Elmendorf, Stephen P. - SPE <SElmendorf@linowes-law.com>
Sent: Tuesday, May 10, 2016 3:01 PM
To: MCP-Chair
Subject: Bethesda Sector Plan - Worksession #12 - Request to Testify

Chairman Anderson:

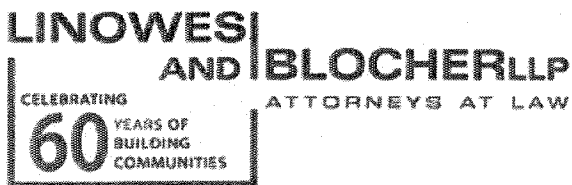
I would like to testify at the May 12th worksession on the density transfer program and the proposed Priority Sending Sites. Thank you.

Steve

Stephen P. Elmendorf
Partner

Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, Maryland 20814

Direct: 301.961.5110
Main: 301.654.0504
E-mail: selmendorf@linowes-law.com
LinkedIn: www.linkedin.com/in/stephenelmendorf
Website: www.linowes-law.com



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MCP-CTRACK

From: Seroun Wang <seroun@gmail.com>
Sent: Monday, May 09, 2016 5:01 PM
To: MCP-Chair
Cc: councilmember.berliner@montgomerycountymd.gov
Subject: Request to the Planning Board

RECEIVED
0591
MAY 10 2016

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PLANNING COMMISSION

I am writing to the Planning Board to reduce the overall amount of density in the Plan and reconsider the specific properties identified in both the petition and by the Planning Department staff.

The problem at hand is the amount of density that need be in the Plan, as well as the current development in Bethesda is 23.4 million square feet. The Board has provisionally approved an increase to 35.3 million square feet. If approved at this out-of-balance level, the sector plan will lead to significant school overcrowding and traffic congestion and will undermine quality of life in nearby residential neighborhoods. We the current citizens of this area are already feeling not only the quality of life problems such as noise, crowding and pressure on our homes from the building such as cracking in the walls and drainage onto our properties causing damage, but also rise in the tax base without the preparation for expansion of schools, libraries, roads, Metro, electricity, gas, sewer and other public infrastructures necessary for the smooth running of a community as large as ours.

I remain sincerely and respectfully yours,

Seroun M. Wang

4403 Elm St

Chevy Chase, MD 20815

Tel 301 654 0432

--
王西美

In this life we cannot do great things. We can only do small things with great love.

Mother Teresa

MCP-CTRACK

From: Jim Roy <jim@luxmanor.com>
Sent: Monday, May 09, 2016 6:10 PM
To: MCP-Chair
Cc: Councilmember.Berliner@montgomerycountymd.gov
Subject: Please Limit Density in the Plan for Bethesd

Good afternoon,

I'm writing to let you know that I would like a modest increase in density in downtown Bethesda. Please limit the amount of new construction as you make changes to the zoning to reflect the community living in an around Bethesda including those who work here.

I live in the Town of Chevy Chase and will be greatly affected by new buildings and the traffic it will bring.

Respectfully

Jim Roy
4511 Elm St

Jim Roy, Principal Broker

Realtor: Licensed in DC, MD, & VA

LUXMANOR
REAL ESTATE, INC.



7315 Wisconsin Ave. Suite 205E
Bethesda, MD 20814
P: 301-986-9401 | F: 301-951-4997

Jim@LuxManor.com

www.LuxManor.com

[Bio](#) | [eBusiness Card](#) | [Map](#) | [Facebook](#) | [LinkedIn](#) | [Follow on Twitter](#) | [YouTube Videos](#)

MCP-CTRACK

From: Nancy Regelin <NRegelin@shulmanrogers.com>
Sent: Monday, May 09, 2016 6:10 PM
To: MCP-Chair
Cc: Howerton, Leslye; Kronenberg, Robert
Subject: Bethesda Plan - Affordable Housing Tool Suggestion & Aldon's South Bethesda Priority Sending Area
Attachments: Bethesda Affordable Hsg Tool AldonSouthBethesda 050916.PDF

Chair Anderson and Members of the Board - attached is the material promised to the Planning Board at the last worksession that explains the additional tool for Affordable Housing suggested by Aldon Management.

The Enhanced Affordable Housing Policy being suggested by Aldon Management would work as a complement to the Priority Sending Area Concept. Aldon's South Bethesda properties are the largest designated Priority Sending Areas in the Plan and they believe that redevelopment will produce significantly more regulated affordable units. The recommendation includes a redevelopment option conditioned on creating 25% affordable.

To allow for both redevelopment and preservation since one solution may not fit all situations, the recommendation is to tweak the mapped FAR to two times the existing housing units for Priority Sending Areas identified as Existing Affordable Housing (3.0 FAR for Aldon) and allow development to that density if 25% affordable is included in the redevelopment plan. If a 25% affordable plan is not proposed, the site retains the option to transfer a *density sending* density component to other Bethesda redevelopment sites under the conditions of the Priority Sending Area concept.

A concept plan showing what this might look like on the Aldon South Bethesda properties is attached. More than twice the affordable units would be created under the proposed tool for redevelopment (261 vs. 121) and many of the other Plan goals would be realized as well.

Since the South of Bradley community is sensitive to heights, no additional height over the 70 ft as currently recommended south of Bradley is requested.

We'll be available to discuss with the Board at the May 12th evening worksession. Thank you in advance for the Board's consideration.

NANCY P. REGELIN
ATTORNEY AT LAW
VICE-CHAIR, REAL ESTATE DEPARTMENT

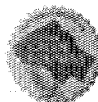
nregelin@shulmanrogers.com | T 301.230.5224 | F 301.230.2891

SHULMAN, ROGERS, GANDAL, PORDY & ECKER, P.A.
12505 PARK POTOMAC AVENUE, 6TH FLOOR, POTOMAC, MD 20854

ShulmanRogers.com | BIO | VCARD

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Mr. Casey Anderson, Chair and
Members Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

May 9, 2016

Re: Bethesda Sector Plan *Enhanced* Affordable Housing Policy on behalf of the
Brown Family Properties (Aldon Management)

Dear Mr. Anderson and Members of the Board,

The Brown Family appreciates this opportunity to provide input on the challenge of providing affordable housing in the Bethesda Sector Plan. As a major stakeholder with long term land holdings and almost 1000 existing rental units, we are an integral part of the solution. The Priority Sending Area Concept may not fit all situations and therefore we propose an innovative complementary affordable housing policy that would work in tandem with the Priority Sending Area concept.

The greatest opportunity to expand affordable housing in the Sector Plan is through incentives for property redevelopment creating new regulated units, while recognizing the potential for some amount of existing unit preservation for those properties that do not redevelop. From a policy perspective, we propose the following for your consideration:

ENHANCED AFFORDABLE HOUSING POLICY

For those properties identified as a *Priority Sending Area (Existing Affordable Housing)* in the Sector Plan, redevelopment at a base density of at least double the number of existing units would be conditioned on the creation of MPDU's and/or WFHU's at a minimum number equal to 25% of the total new market units. Properties that do not meet the minimum 25% affordable housing threshold may not use the additional density for onsite redevelopment purposes, but may instead transfer/sell the Priority Sending density component to other receiving areas within the Bethesda Sector Plan (*i.e. Priority Sending Area Concept*).

To encourage a mix of redevelopment and preservation, the affordable units created by the redevelopment may include a combination of new and existing qualified units onsite or within the Bethesda Sector Planning Area, subject to final review and approval by the Planning Board at time of Sketch Plan.

In order to make it economically feasible to create new affordable units through redevelopment and also preserve existing units using the Priority Sending Area concept, a reasonable increase in mapped FAR is required – with conditions on use. The affordable housing policy that we propose is subject to the following uniform process and methodology for establishing mapped FAR:

Mapping FAR. Because the subject properties throughout the Sector Plan have varying improved densities, the baseline for density should be the existing number of units on each individual property, regardless of current zoning/density. This baseline is increased by a 2 multiplier for each property as the minimum level of density increase. This increase can then be correlated to FAR by multiplying by an average gross unit size, then divided by the property area to establish the proper CR zone mapped density. The average size of 1960s units is about 1100 sf.

For example, a one-acre site with 40 existing units is multiplied by 2= 80 units.
80 x 1,100 sq. ft. avg. gross unit size= 88,000 gross sq. ft. or approx. a 2.0 mapped FAR.

IMPLEMENTATION ON ALDON'S SOUTH BETHESDA PROPERTIES

Using this methodology, redevelopment at these minimum levels provides incentive to achieve significantly higher levels of affordable housing than with strictly preservation scenarios, and achieves numerous other positive outcomes that will only happen with redevelopment. The higher level of affordable housing created is illustrated using Aldon's South Bethesda properties that are designated as Priority Sending Areas as an example:

Bethesda Sector Plan <i>Enhanced</i> Affordable Housing Policy				
Zoning Comparison		Non-Redevelopment		Redevelopment
		Existing	Draft Priority Sending Area Scenario	Aldon Request Using Enhanced Policy
Zone		R-10	CR 1.5, R 1.5, R 70	CR 3.0, R 3.0, H 70
Height		100	70	70
Density		1.30 FAR	1.50 FAR	3.0 FAR
Major Outcomes				
MPDUs		0	up to 121	minimum of 261
Parks		0	0	Two new 1/4 acre neighborhood parks
Additional Outcomes				
Affordable Housing	Market Affordable Housing	✓	✓	✓
	Regulated Affordable housing in older existing units		✓	✓
	Regulated Affordable housing in new, modern buildings			✓
	Affordable units stay within Bethesda Planning Area	✓	✓	✓
	Affordability Term 99 Years			✓
Connectivity	NADMS Mobility Improvements (bike lanes, improved access to transit)			✓
	Complete Streets			✓
	Improved Urban Grid (Woodmont Ave R/W Extended/improvements)			✓
Sustainability	Energy Efficient Buildings			✓
	Access to Employment Centers	✓	✓	✓
	Access to transit	✓	✓	✓
	Modern Water Quality Improvements			✓
Environmental	Reduced Imperviousness			✓
	Stormwater Management			✓
	Energy Efficient Building Design			✓
	Street Trees	✓	✓	✓
Economic Viability	Sufficient Density			✓
	ROC partnership			✓
	Housing Diversity	✓	✓	✓
	Ability to phase			✓

Attached is a Concept Plan for the Aldon Management *South Bethesda* properties that are designated Priority Sending Areas showing how the requested doubling of density to 3.0 FAR while maintaining the current recommended heights could look after redevelopment. After the prior discussion with the Board and a follow-up meeting with the neighbors, Aldon's plan now reflects the neighborhood request for no additional height south of Bradley. For clarity, an ownership plan identifying the Aldon Management/Brown Family properties and showing the existing apartment buildings and conditions in South Bethesda is also attached.

We are particularly excited about the opportunity for potential collaboration with adjoining property owner HOC in the implementation of a coordinated Redevelopment Concept which could produce some of the amenities outlined in the draft Plan. In this respect, granting Aldon the same density and building height as HOC would significantly help to encourage this partnership.

Aldon recognizes the affordability gap is growing larger and is most pronounced near the major employment centers in Bethesda. As part of the solution in addressing this critical County need, Aldon is requesting that the Planning Board expand the Affordable Housing Policy and increase the FAR on its Priority Sending sites in South Bethesda. This will enable Aldon to continue to provide housing affordability in downtown Bethesda with their land, not just with their existing buildings.

Please do not hesitate to contact me if you have any questions or need to discuss further.

Sincerely,
SHULMAN, ROGERS, GANDAL, PORDY & ECKER, P.A.

By:



Nancy P. Regelin

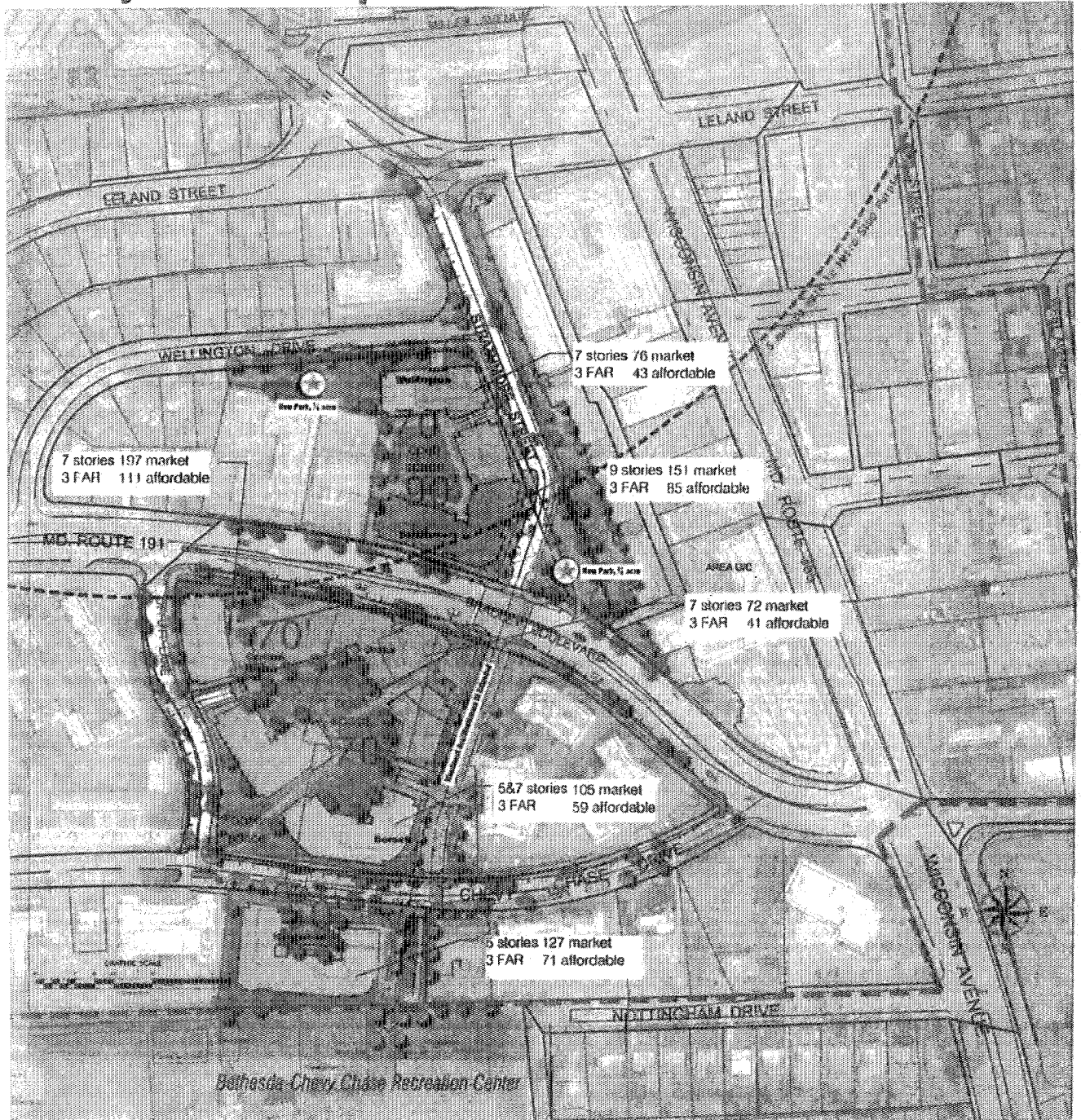
Attorneys for the Brown Family and Aldon Management

Enclosures:

Aldon South Bethesda Concept Plan
Aldon South Bethesda Ownership Plan

cc: Aldon Management
Rodgers Consulting
Leslye Howerton, Planning Staff Area 1

Aldon/Brown Family Properties Bradley Blvd- Concept Plan

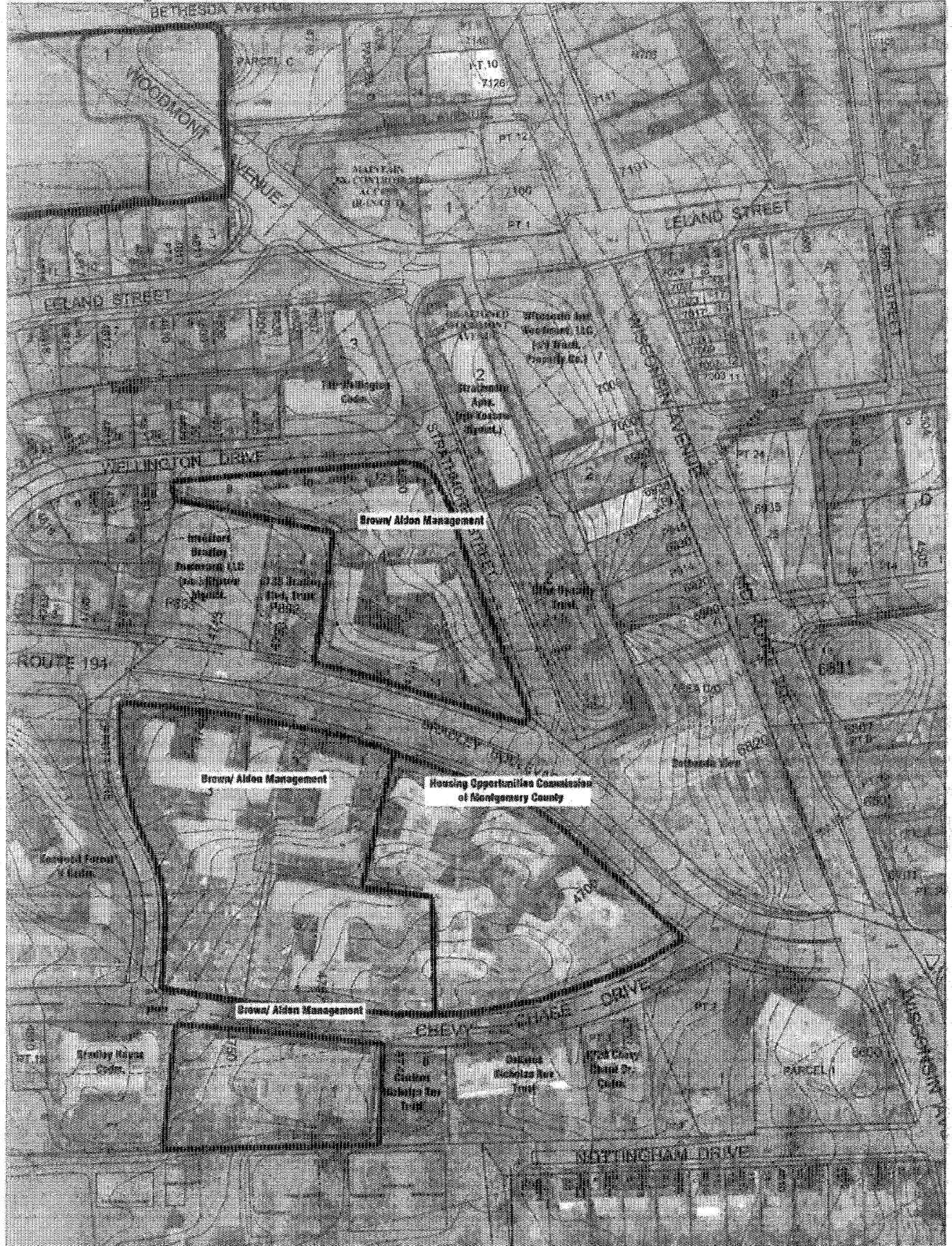


Bethesda Cherry Chase Recreation Center

Approx. 602 market rate units min. of 261 affordable units

Exhibit is for conceptual purposes only. Final yields, improvements, and concept to be determined at Preliminary/Site Plan stage.

Ownership Exhibit



MCP-CTRACK

From: Robert Weinstein <robnweinstein@gmail.com>
Sent: Tuesday, May 10, 2016 1:34 AM
To: MCP-Chair
Subject: Letter to Planning Board on New Zoning
Attachments: Planning Bd Letter-05-10-16.pdf

May 10, 2016
Montgomery County Planning Board Members

Dear Mr. Casey Anderson and Planning Board Members,

Before commenting on the proposed changes to zoning for downtown Bethesda, I'd like to take a moment to celebrate the exceptional and rare quality of what we have come to possess and enjoy here. As a resident of the greater Bethesda community, I take exceptional pride in the sensitivity that has been displayed in crafting and maintaining the full and rich fabric of its built environment, and especially the legacy of care that has been taken to not allow it to become overwhelming or alienating, as so many urbanizing areas ultimately become.

What downtown Bethesda has done so incredibly brilliantly, up until this point, has been to maintain its human scale, despite its preponderance of large buildings and their commercial character – a balance which is shockingly rare in America, and is largely responsible for the tremendous desirability of this area as a place to live, do business in, and to visit. In this, we are quite exceptional.

Recognizing the necessity of increasing the density of Bethesda's downtown area is not at issue. What needs to be taken much more seriously is to determine how much growth can be sustained before killing the proverbial goose, or compromising the hard earned aesthetic qualities it possesses beyond recognition? Since no planner is knowledgeable enough to anticipate the cumulative effect of the kind of fairly radical changes a 33% increase in density represents, it should be no more than an exercise in common sense to recognize that moderation and caution should take precedence in moving forward.

I'm sure none of us want to see the huge virtues and assets we possess in these few square miles denigrated and compromised in a rush to blindly embrace the bluntest doctrinal aspects of what is now associated with good urban planning. Can we really accommodate 290 foot tall buildings without losing something here I believe we all value tremendously, although we may not know it yet. To that end, the real question we need to be asking ourselves is, are we guilty of confusing the mere amplification of "smart growth" with better growth?

I don't think I'm being overly dramatic in stating that it would be criminal for us to unquestioningly encourage or even passively watch as this precarious balance tips towards leaving us with the kind of cumulative gigantism that has deadened so much of this country's urbanizing suburbs. Indeed, I think it would be amount to witnessing the most egregious act of collective self-sabotage and flagrant vandalism to this wonderful and rare gem of a community.

Sincerely,

Robert Weinstein
4720 Chevy Chase Drive, Apt 203
Chevy Chase, MD. 20815

MCP-CTRACK

From: Naomi Spinrad <nspinrad68@verizon.net>
Sent: Tuesday, May 10, 2016 7:52 AM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Presley, Amy; Fani-Gonzalez, Natali
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye
Subject: Re: Bethesda/Fire Station/CRF (3/3/16 email)

Dear Chair Anderson and Commissioners Dreyfus, Fani-Gonzalez, Presley, and Wells-Harley,

Below is the email I sent you on March 3, requesting a small fix to the CRF for the fire station. I did receive a confirmation that it had been received, but I don't believe you've taken this up yet. As you review properties, I hope you can make this adjustment.

Thank you for your attention to this.

Best regards,
Naomi Spinrad
Vice President/Development
Chevy Chase West Neighborhood Association

On Mar 3, 2016, at 3:23 PM, Naomi Spinrad <Nspinrad68@verizon.net> wrote:

Dear Chair Anderson and Commissioners Dreyfuss, Fani-Gonzalez, Presley, and Wells-Harley:

On behalf of the Chevy Chase West Neighborhood Association, I'd like to express our thanks for the time and thought you've given to resolving the future zoning for the property at 6600 Wisconsin Avenue, site of Fire Station 6. We believe that the floating CR zone you've proposed meets many of our concerns. We hope it will also allow time for the Bethesda Fire Department to carry out the necessary studies to determine if redevelopment is a realistic option, and to fully engage its neighbors and the larger community it serves in a cooperative effort to update the station.

However, CCW does have one concern that the CRF as proposed does not address. From the start, we've noted that the CR zone allows uses that are not compatible with the single-family homes directly across the street. We understand that the zone must allow a minimum amount of commercial space, represented as C 0.25 (although in discussion at the February 4, 2016 work session it was unclear that a C designation – or even a CR zone - was necessary for the fire station to be on the site, as this is a government use) and that in any case the fire station's square footage would count against overall density.

The Board has accepted a C 0.25 for every other property south of Bradley Boulevard. In the case of the fire station, the zoning has been equalized and if it converts, it will be designated as CR 1.5, C 1.5, R 1.5. We respectfully request that if there is a minimum required C for this zone that the zoning be made CR 1.5, C 0.25, R 1.5, as Commissioner Dreyfuss suggested during the work session.

In fact, this designation is in line with statements by the BFD to our board of directors at a meeting on May 5, 2015, at which BFD consultant Bob Stoddard noted that their original rezoning request contained no commercial element. At the work session on February 4, 2016, Mr. Stoddard said the fire department did not want commercial uses, that retail doesn't make sense at this site, and that they would accept a C of zero (08:52:20 in the video). Zero would, of course, be acceptable to CCW.

CCW asks that you make this change before giving final approval to the floating zone. Thank you yet again for your consideration and efforts to resolve a complicated situation.

Best regards,

Naomi Spinrad
Vice President/Development
Chevy Chase West Neighborhood Association

MCP-CTRACK

From: Finkel, Toren (NIH/NHLBI) [E] <finkelt@nhlbi.nih.gov>
Sent: Tuesday, May 10, 2016 11:22 AM
To: MCP-Chair
Cc: Kronenberg, Robert; kramerarch@att.net; sarobins@lerchearty.com; ike.leggett@montgomerycountymd.gov
Subject: Old Georgetown Office Park

Dear Chairman,

As a long-time resident of Battery Park in Bethesda, I am writing to express my strong displeasure with the recent decision to allow an increase of 15 feet to the height of the Old Georgetown Office Park. I am dismayed both by the decision and by the seemingly secretive nature of the decision making process. This office building is clearly visible from my house and already creates a number of hardships for the community, as it lacks, among other things, sufficient parking. At its current height, the building already exceeds any other office building on our side of Old Georgetown. Raising the height will provide a sense that you have walled-off our neighborhood. Our side of Old Georgetown Road, unlike the other side, is a residential neighborhood with single family houses and this change significantly detracts from the character and value of our properties. I cannot understand why the Planning Board would vote against the recommendation of the staff and why this decision was done without the knowledge or input of the surrounding community. Such actions not only weaken the character of our neighborhood but weaken our faith in government and due process.

Sincerely,
Toren Finkel

5011 Del Ray Ave
Bethesda, MD 20814

MCP-CTRACK

From: Beth Rosner <brosner01@gmail.com>
Sent: Tuesday, May 10, 2016 11:50 AM
To: MCP-Chair
Cc: Kronenberg, Robert; sarobins@lercheary.com; Mark Kramer; ike.leggett@montgomerycounty.gov
Subject: 7960 Old Georgetown Road, Bethesda, MD 20814

Dear Montgomery County Planning Board:

I am writing to express my objection by the recent decision to allow an increase of 15 feet to the height of the Old Georgetown Office Park. I am dismayed and very perplexed by the decision since the Planning Board's own staff recommended that the Planning Board deny the request. The whole process seems rather secretive as I heard about this decision from my neighbors, and not from the County as I would have expected.

This office building is clearly visible from my house at 5011 Del Ray and already creates a number of problems for the community, as it lacks sufficient parking in what has become a very congested area. At its current height, the building already exceeds any other office building on our side of Old Georgetown. Raising the height will provide a sense that you have walled-off our neighborhood, clearly something that is not in-keeping with community living that the County wishes to promote. Our side of Old Georgetown Road, unlike the other side, is a residential neighborhood with single family houses and this change significantly detracts from the character and value of our properties.

Frankly, I cannot understand why the Planning Board would vote against the recommendation of the staff and why this decision was done without the knowledge or input of the surrounding community.

This kind of action not only harms the character of our neighborhood but also harms our faith in government and due process.

I look forward to hearing from you with news that the grant has been reversed.

Sincerely,

Beth Rosner

5011 Del Ray Ave

Bethesda, MD 20814

MCP-CTRACK

From: Elmendorf, Stephen P. - SPE <SElmendorf@linowes-law.com>
Sent: Tuesday, May 10, 2016 12:40 PM
To: MCP-Chair
Subject: Priority Sending Site Proposal - For Your Review/Comment
Attachments: 201605101232.pdf

Importance: High

Casey:

This should work and is a "win-win" for all.

Steve

Stephen P. Elmendorf | Linowes and Blocher LLP | 301.961.5110

-----Original Message-----

From: SPE [mailto:spe@linowes-law.com]
Sent: Tuesday, May 10, 2016 12:32 PM
To: Elmendorf, Stephen P. - SPE
Subject: Message from "COPIER8W1"

This E-mail was sent from "COPIER8W1" (Aficio MP 7502).

Scan Date: 05.10.2016 12:32:01 (-0400)
Queries to: Copier8W1@linowes-law.com

PRIORITY SENDING SITES PROPOSAL

1. Bethesda Sector Plan to identify properties as potential PSSs, but not assign new density to them
2. Owners of these sites may apply to PB for designation as a PSS.
3. When the PB designates a site as a PSS, the PB assigns transferrable density to it and conditions the designation on the following:
 - a. The site owner must record a covenant that detaches the transferable density from the fee interest;
 - b. The site owner agrees to sell the transferable density per the density averaging program for a price per FAR foot that does not exceed a maximum FAR foot price established by the PB for PSS density transfers within the Sector Plan.
4. A developer seeking to use bonus density has the option of acquiring from a PSS a minimum percentage of the development's bonus density or paying a parks fee per square foot of all of the development's bonus density.
5. The PB sets the maximum transferred density price, the parks fee and the percentage of transferred density that must be acquired under the first option. The PB sets these numbers so that there is no cost difference to the developer under the two options above.
6. For example, a maximum price of \$50/FAR foot and a percentage of 5% would equate to a parks fee of \$2.50/foot.
7. With the option to pay the parks fee in lieu of trying to purchase transferrable density, the developer can never be held "hostage" by the owner of a PSS. Similarly, a developer is always free to acquire the transferrable density at a price below the maximum price set by the PB.
8. By requiring that the owner of a PSS detach the transferrable density from the fee interest in the property, the PB will pay significantly less for the PSS if it decides to acquire the fee interest. The PB will only have to buy the fee interest and not any of the transferrable density.
9. The owner of a PSS can only transfer the property's density, not use it to develop the PSS.

MCP-CTRACK

From: Dave Sears <davidwsears@aol.com>
Sent: Tuesday, May 10, 2016 5:10 PM
To: MCP-Chair
Cc: caseybanderson@gmail.com; Howerton, Leslye
Subject: Request to speak -- May 12

RECEIVED
OS94
MAY 11 2016

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Casey (& Leslye):

I request to speak at the Bethesda Work Session #12 on Thurs eve May 12 (I will not be available on May 19).

Pls note that I will be speaking as a concerned citizen of East Bethesda. I will NOT be representing any organization.

I expect that you will have many speakers from the "Communities not Canyons" (aka CBAR) contingent in my neighborhood. I will be presenting a very different perspective. In deciding when you want me to speak, you might want to keep this in mind -- would it be better to have me speak last or first or somewhere in the middle? I leave that up to you.

If you think you might want me to speak first (or very early), please let me know so that I'll make a special effort to arrive no later than 6:30.

Dave Sears
301-233-6690

MCP-CTRACK

From: Stephen Seidel <stephen.seidel@verizon.net>
Sent: Wednesday, May 11, 2016 7:47 AM
To: MCP-Chair
Subject: Request to testify on May 12th -- Bethesda Sector Plan

I would very much appreciate an opportunity to testify on the issue of setting an overall density target for the Bethesda sector plan. Chairman Anderson has raised the possibility of reducing the amount of density that has been tentatively approved and my testimony would address issues related to establishing a clear analytical basis for setting such a limit.

Steve Seidel
4426 Stanford Street

MCP-CTRACK

From: Silber, Stacy P. <spsilber@lercheearly.com>
Sent: Wednesday, May 11, 2016 12:07 PM
To: MCP-Chair
Subject: Bethesda Sector Plan: May 12 Planning Board Worksession - item number 11

Dear Chairman Anderson,

Should the Board discuss on May 12th properties known as 6801 and 6807 Wisconsin Avenue and/or St. John's Church or other properties, for which we've previously discussed, we request to speak. Please note that we object to any reconsideration of these properties.

Thank you.

Stacy Silber

--

Stacy P. Silber - Attorney

Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 841-3833 Fax: (301) 347-1767 - spsilber@lercheearly.com
Bio: <http://www.lercheearly.com/team/stacy-p-silber>
Vcard: <http://www.lercheearly.com/team/stacy-p-silber-vcard>

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MCP-CTRACK

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MAY 11 2016

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Ann Wild <Annwild@aol.com>
Sent: Tuesday, May 10, 2016 7:12 PM
To: MCP-Chair
Cc: councilmember.berliner@montgomerycountymd.gov
Subject: Reconsideration of Density Adjacent to Town of Chevy Chase

Dear Chairman Anderson and Members of the Board,

I strongly urge you to reconsider the height and density of three buildings that have received prior approval by the Board that are adjacent to single-family homes in the Town of Chevy Chase. Your own staff has recommended that these three sites, along with others, should be reconsidered:

- 1). Most notably, the 145-foot Jaffe Tower adjacent to St. John's Church is far too high and too close to the neighbors across narrow West Ave. and the narrow adjoining streets. It desperately needs to be lowered, with the amount of green space behind the building and the nearby neighbors increased to create a real, true green buffer.
- 2). The approval of a nine-story building on Parking Lot 24 needs reconsideration. I urge a much smaller building on Wisconsin Ave. with the rest of the lot turned into green space or a playground, far more conducive to the adjacent neighbors and also an added public service.
- 3). The approval of the nine-story building on Parking Lot 10 needs the same reconsideration as discussed in 2).

In addition to taking into consideration the livability of the edge communities, including the Town of Chevy Chase, the schools are at full capacity, traffic is already a nightmare (and will increase substantially with so much overall development), and this gridlocked traffic is a VERY serious deterrent to emergency vehicles getting through, which is something none of us want.

I urge you to reconsider the three properties above for the sake of livability in the Town of Chevy Chase, of which I have been a resident for many years.

Thank you for listening.

Ann Wild
7104 Oakridge Ave.
Chevy Chase, MD 20815
301-718-2462
annwild@aol.com

MCP-CTRACK

From: Angela Kostelecky <kostel3@verizon.net>
Sent: Tuesday, May 10, 2016 8:03 PM
To: MCP-Chair; Kronenberg, Robert
Cc: kramerarch@att.net; sarobins@lercheearly.com
Subject: 7960 Old Georgetown Road, Bethesda, MD

Dear Montgomery County Planning Board,

We request that the Montgomery County Planning Board reverse its 4.28.2016 approval of the zoning request to increase the density and height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD. We do not believe that the Battery Park neighbors impacted by this issue were provided with adequate notification of this proposal or its consideration before the Board. Battery Park, of which this office building is a part, is a residential neighborhood dating back to the 1920's with small to moderate sized two story homes. Not only would the scale of this proposal be incongruent with the neighboring residential community, it would greatly increase the building height transitioning from the Bethesda CBD to the residential corridor along Old Georgetown Road. As determined by the Planning Board's own staff, the request to increase the height and density would negatively impact our neighborhood.

7960 Old Georgetown has a known history to the Battery Park Citizen's Association of creating traffic and parking issues in the residential portion of the neighborhood. With its current 24 parking spaces, it is inadequate to serve the office density as it exists today. There are, in fact, residential properties in Battery Park that rent (illegally) spaces to office building employees to relieve the shortage of available parking spaces. Therefore, we would venture to assume that the Board has not considered the traffic and parking impact that the additional building density would add to Battery Park.

Part of the character and beauty of living in a neighborhood such as Battery Park is the juxtaposition of the older residential neighborhood and burgeoning commercial urbanism of the Woodmont Triangle area. The Planning Board, in addition to supporting new development in the CBD, must also carefully consider the existing residential context and fabric of transitional neighborhoods such as Battery Park. We are a tenuous neighborhood, and respect for our history and residential character must be considered as an integral part of any zoning modifications to the commercial properties which share Battery Park's boundary.

Angela and Thomas Kostelecky
5010 Del Ray Ave
Bethesda, MD 20814
301.318.7129

MCP-CTRACK

From: Deborah Stearns <dstearns@erols.com>
Sent: Tuesday, May 10, 2016 10:42 PM
To: MCP-Chair
Cc: bethesdadownplan@montgomeryplanning.org;
Councilmember.berliner@montgomerycountymd.gov; Howerton, Leslye;
contact@ebca.org
Subject: Re: Bethesda Downtown Sector Plan

Regarding: the new Bethesda Downtown Sector Plan

To: Members of the Planning Board

I am writing with regard to the new sector plan for Bethesda, and in particular, the plans for the transitional zone in East Bethesda near Wisconsin Avenue. I am a homeowner living just east of Wisconsin Avenue and I am deeply concerned about the proposed heights of buildings along Wisconsin Avenue in my neighborhood. While I understand the vision for increased urban density, I believe the proposed sector plan as currently formulated would considerably reduce the desirability of the residential neighborhoods in East Bethesda.

First, the proposed heights of the buildings are out of scale with the single-family homes that they would abut. When we were considering purchasing our home 15 years ago, we consulted the Bethesda Sector Plan and were heartened by the fact that the commercial properties at 4715/4719 Chestnut were held at a modest height and looked like houses. This created a smooth transition between the commercial properties and single-family homes and maintained the residential feel of the neighborhood. Had the proposed, increased heights been in the sector plan at the time, we might well have decided not to purchase a home on this block. Therefore, the proposed increased heights of the properties along the Wisconsin Avenue corridor are likely to make the homes in the transitional zone less desirable, reducing people's willingness to purchase homes in this area and potentially driving current home owners out of the area. As homes in the transitional zone become less desirable, it will gradually erode the quality of the neighborhood, creeping from the edges further into the residential neighborhood.

Second, the proposed increased residential density will worsen already problematic traffic patterns in Bethesda. The combination of NIH, National Naval Medical Center, and Walter Reed, along with business, residential, and commuter traffic has made Wisconsin Avenue virtually gridlocked during rush hours. I strive at all costs to avoid driving along Wisconsin Avenue or Old Georgetown Road during rush hours; if this can't be avoided, I leave hours early to try to arrive on time. With the proposed mixed-use properties, there will inevitably be more cars on the road, making an already dreadful traffic situation impassible. Part of what we found appealing about East Bethesda is its accessibility to major highways (e.g., the Beltway and I-270). The proposed sector plan would make it increasingly difficult to access these roads, reducing the desirability of the neighborhood. Certainly, some people will primarily use the Metro, but there will still be those who drive for work, for shopping, and for local and long-distance travel. Bethesda's roads simply cannot handle the dramatic increase in traffic that will be the result of the proposed sector plan.

I respect your vision to increase density in downtown Bethesda. It makes sense for people to live near Metro stations and within walking distance of restaurants and shops. I understand the desire to curb suburban sprawl. However, the sector plan needs to balance the vision of increased density with maintaining the livability of Bethesda. There is little

point in creating new condos and apartments if the end result is a decline in the quality of life for those who live in Bethesda; many new residences could well stand empty if Bethesda becomes a less desirable place to live.

I strongly urge you to consider reducing the proposed heights of the mixed-use and commercial properties near single-family homes in East Bethesda. Creating a smoother transition and more gradual step-down to the height of the single-family homes would help maintain the high quality of East Bethesda neighborhoods, for the benefit of residents and business owners alike.

Thank you for your consideration.

Sincerely,

Deborah C. Stearns, Ph.D.

4707 Chestnut Street

Bethesda, MD 20814

301-922-9678

MCP-CTRACK

From: Biga Doris Toolan <cloudberry888@gmail.com>
Sent: Tuesday, May 10, 2016 11:17 PM
To: MCP-Chair; Howerton, Leslye
Subject: Why proposed building heights in Bethesda do not make sense

Hi

The height of proposed new buildings would create huge problems:

1. **the TRAFFIC CONGESTION is already unbearable**, esp. during rush hours which now lasts from about 6.30 am to 9.30 am, from 3 pm- 7 pm. Higher buildings equal more people, more traffic. The traffic is backed up from Navy hospital to the beltway already 6.30 am!!!
2. East Bethesda neighborhood has already **lost hundreds of mature trees** in an alarming rate, during the past ten years, mainly due to the county's **lack of commitment , nor deeper understanding of what environmentally sensible building codes should be.**
3. The **schools** are already overcrowded.
4. **Not enough parks for recreation and communication.** The planned purple line will kill our best recreation area for walking, biking, and cross country skiing, besides killing mature trees with large canopies that are the major collectors of carbon dioxide in the area. Small trees can never compare to this capacity to clean air pollution.
5. The sky line would change to much worse. We did not move here to live in the **shade, heat and noise created by and around** skyscrapers and more cement.
6. The **Metro is already malfunctioning**, as it was not planned for the capacity needed today. What would the scenario be when even more people are expected to use the metro?

Thank you for reconsidering the proposed plans for Bethesda!

Hi

The height of proposed new buildings is one problem, and even worse is the TRAFFIC CONGESTION that would go from very bad to worse! And what about the need of big trees and green parks for healthier living environment, physically as well psychologically !

Please reconsider the Bethesda plan!

All the best,
Doris Toolanen
4507 w. Virginia Ave
Bethesda

MCP-CTRACK

From: Dedun <idedun@gmail.com>
Sent: Wednesday, May 11, 2016 12:52 AM
To: MCP-Chair
Subject: Bethesda Sector Plan

Dear Planning Board,

I support the citizen petition requesting height and density reductions for properties near single family homes. I wrote months ago in support of these reductions in general, but now I will address the Bethesda Sport and Health property (BSPH.)

On April 28 you denied a request for 120H for three Montgomery Ave properties. The arguments for that denial also apply to BSPH.

Please protect our neighborhoods.

Thank you,

Deborah Ingram
4411 Elm Street
Chevy Chase, MD. 20815

Sent from my iPad

MCP-CTRACK

From: David Koitz <dkoitz@gmail.com>
Sent: Wednesday, May 11, 2016 7:58 AM
To: MCP-Chair
Cc: Kronenberg, Robert; sarobins@lercheearly.com; kramerarch@att.net; Jason; Ryan; Andy Hasselwander; Shannon Lockwood; Gretchen Koitz; Beth Rosner
Subject: subject: Zoning proposal for the Old Georgetown Office Park condominiums at 7960 Old Georgetown Road in Bethesda

Dear Chairman Anderson, Vice
Chairwoman Wells-Harley, and
Commissioners Dreyfuss, Fani-Gonzalez,
and Presley:

We are writing to ask the County Planning Board to reconsider its April 28, 2016 approval of a zoning proposal that would allow the Old Georgetown Office Park condominiums at 7960 Old Georgetown Road in Bethesda to increase the population density (from C-.5 to C-1.25) and the permitted height (from 35 feet to 50 feet) of the property. Approval is hardly compatible today with the immediate residential neighborhoods where it sits on the perimeter and is inconsistent with the Master Plan, the staff recommendation, and the Planning Board's own prior determination. The building is already an aberrant structure for these communities. We recognize that we live close to a substantive business core, but we don't live in it. We live in a neighborhood of tree-lined streets comprised of single family homes. We do support thoughtful development in our vicinity. The community already supported and applauded the recent transfer of air rights for a one-story strip of business entities adjacent to the structure at issue. Random urban planning may have allowed this aberrant structure to go up years ago, but there is little reason today to exacerbate the consequences of

that thoughtless decision. The building of large office and condominium structures near the Metro terminal in the downtown Bethesda area is consistent with the overall tent concept for development of that downtown corridor, but to allow this in an established residential neighborhood with hundreds of homes defies common sense. We would ask each member of the board to think about their allowing this to occur in the neighborhoods where they reside.

For a county as advanced and sophisticated as ours, in a community often cited as one of the best places to live in America, and with respected public planning and coordination entities created to balance speculative private interests against the public good, how can one rationally call this smart development?

We hope that in your meeting tomorrow night that you will reconsider and reject your earlier approval of this zoning request.

Sincerely,

David and Gretchen Koitz

MCP-CTRACK

From: Stephen Seidel <stephen.seidel@verizon.net>
Sent: Wednesday, May 11, 2016 8:39 AM
To: MCP-Chair
Cc: councilmember.berliner@montgomerycountymd.gov
Subject: Comments on Bethesda Sector Plan -- Setting an Appropriate Density Target

Dear Chairman Anderson:

I very much appreciate your recognition that the project-by-project review of developers' requests has resulted in too much development being tentatively approved by the Planning Board. These comments respond to your request for feedback on how much to rollback and where to make such reductions.

This note identifies an important disconnect in the proposed density increases tentatively approved by the Planning Board – these increases would accommodate 60 percent more households in 2040 in the sector plan area than are projected by the Metropolitan Washington Council of Governments' analytically-based forecast (8.4).

How Much Growth Should be Approved?

What amount of growth should be accommodated over the 20 years covered by the sector plan is probably the most critical question facing the Planning Board. Yet nowhere during the planning process has there been any analysis of critical factors driving future growth in Bethesda or the region. Such factors as changes in employment, demographic shifts and regional growth have been completely ignored in evaluating how much development the plan should accommodate. In the place of a fact-based top-down analysis of projected growth for Bethesda, the Board has substituted its bottom-up review of the development potential proposed by owners of individual sites, only constrained by the resulting impact on traffic and schools.

In its briefing at the very first work session and repeated in its memo to the 12th work session, the Planning Department's staff states that the number one strategy for the sector plan is to "accommodate the projected growth over the next 20 years." Its presentation at the first work session (page 6) explicitly shows numbers for that projected growth. It relies upon the COG's 8.2 forecast for 2040 which projects the number of households in the area covered by the plan in 2040 would be 11,800. Recent updates in the projections by COG (8.4 forecast) estimate that the number of households would be 12,545 in 2040.

In stark contrast, the staff draft calls for a build out of 17,956 households in 2040. With density increases tentatively approved by the Planning Staff, this number would now exceed 20,000 households – nearly 60 percent greater than the COG projection for 2040.

Source of Projection	Number of Households (in 2040)	Percent Increase over COG
COG Forecast (8.4)	12,545	--
Staff Draft Build-out	17,956	43%

Board tentative approvals	20,000	59%
---------------------------	--------	-----

The decision process to date has focused narrowly on the supply of new development as proposed by property owners and has largely ignored any consideration of the demand for such development. Despite a request early in the process from the Coalition of Bethesda Communities (August 20, 2014) that analysis of demand for residential and office development be undertaken, no such studies were ever done. The only study of future market conditions focused solely on the retail sector and concluded that adequate supply existed or was already in the pipeline to meet demand through 2040.

It seems clear that basing zoning decisions primarily on the development potential of individual sites has resulted in decisions that are dramatically at odds with well established, official economic and demographic projections for Bethesda. A more rational planning process would look at both supply and demand for future development. Even at this late stage it is not too late for the Planning Board to take into consideration existing information on future demand for residential units in the sector plan area and to scale back density to achieve a 60 percent reduction in the number of projected households in 2040 to match the COG estimate

Where Should Cuts in Density Occur?

While significant cuts throughout the area are warranted to bring the proposed increases in line with the COG forecast for growth, the place to start making cuts should be along the edges of existing residential neighborhoods and locations that are furthest away from Metro and future Purple Line stations. A list of specific cutbacks has been proposed in a petition organized by John Freedman and Cicely Baskir and signed by large number of area residents.

Many thanks for your consideration of these comments.

Sincerely,

Steve Seidel

4426 Stanford Street

CC: Councilmember Roger Berliner

MCP-CTRACK

From: Cristina Echavarren <sacksneighborhood@gmail.com>
Sent: Wednesday, May 11, 2016 8:44 AM
To: MCP-Chair
Subject: Bethesda CBD Master Plan - Sacks Community
Attachments: Casey Anderson 2016-May.pdf

Dear Casey Anderson,

Attached please find a letter regarding my concerns for the Sacks community regarding the Bethesda CBD Master Plan and conversations with CBAR.

Cristina Echavarren
President
Sacks Neighborhood Association
410-295-5035

May 11, 2016

Casey Anderson
Chair
Montgomery County Planning Board
MCP-Chair@mncppc-mc.org

I am writing to you today regarding the Sacks neighborhood and the activities of CBAR, a Bethesda coalition of community groups.

As a member of CBAR, I am aware that the group has been discussing development in the Bethesda CBD with Planning Board members. I appreciate the efforts of CBAR in promoting a decrease in the overall density for the Bethesda CBD, as compared to what developers and the Planning Board may be considering for the Master Plan. However, I am concerned that our small community will be perceived as going along with all the proposals of CBAR and that some of these proposals may be in conflict with the interests of the Sacks community. I am strongly against any proposals that would increase the height limit for buildings near Sacks in exchange for increasing green space adjacent to the Town of Chevy Chase.

I have notified CBAR of the unique characteristics of the Sacks community and the divergent visions of property owners. I would like to state these clearly again, so that there is no misunderstanding.

The Sacks community is a unique community in that:

- 1) There is a range of property values, from lots with no improvements since 1935, to homes that reflect large McMansion type improvements.
- 2) Most properties are single-family occupied. However, there are several properties that reflect these characteristics
 - a. Dwellings that have been vacant for several years
 - b. Dwellings that accommodate multi-family units
 - c. Commercial or professional use of properties
 - d. Rental properties

Sacks property owners do not agree on the issue of density and development in downtown Bethesda/Chevy Chase. Among property owners who are also residents (and among those who are not residents), there are strong opinions on either end of the spectrum regarding adjacent building heights and density. Some want to maintain the neighborhood as single-family dwelling units, while others want the

neighborhood to move toward a more urban community. I would like to ask the Planning Board that it consider the range of opinions within our neighborhood, and that the Bethesda Master Plan take into consideration the divergent visions within the Sacks community as it prepares the Bethesda CBD Master Plan.

Best regards,

Cristina Echavarren
President
Sacks Neighborhood Association
410-295-5035

MCP-CTRACK

From: MCP-Chair
Subject: Bethesda Downtown Plan -- Response to Request for Reconsideration Concerning 7690 Old Georgetown Road Dated May 3, 2016
Attachments: Bethesda Downtown Plan, 7690 Old Georgetown Road, Response to Request for Reconsideration Dated May 3, 2016_2268837.PDF

From: Ruhlen, Christopher M.
Sent: Wednesday, May 11, 2016 10:53:27 AM (UTC-05:00) Eastern Time (US & Canada)
To: Anderson, Casey
Cc: Wells-Harley, Marye; Dreyfuss, Norman; Presley, Amy; Fani-Gonzalez, Natali; Kronenberg, Robert; Howerton, Leslye; Wright, Gwen; Robins, Steven A.
Subject: Bethesda Downtown Plan -- Response to Request for Reconsideration Concerning 7690 Old Georgetown Road Dated May 3, 2016

Dear Chair Anderson and Members of the Planning Board,

We are providing the attached letter on behalf of our client, the Old Georgetown Office Park Condominium, and respectfully request that this letter be included in the public record for the Bethesda Downtown Plan.

Thank you for your attention to this matter.

Very truly yours,
Steve Robins and Chris Ruhlen

Christopher M. Ruhlen - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 841-3834 Fax: (301) 347-1762 - cmruhlen@lercheearly.com
Bio: <http://www.lercheearly.com/team/christopher-m-ruhlen>
Vcard: <http://www.lercheearly.com/team/christopher-m-ruhlen-vcard>

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May 11, 2016

VIA E-MAIL

The Honorable Casey Anderson, Chair
and Members of the Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Bethesda Downtown Plan
7960 Old Georgetown Road, Bethesda, Maryland (the "Property")
Response to Request for Reconsideration Dated May 3, 2016

Dear Chair Anderson and Members of the Planning Board:

Our firm represents the Old Georgetown Office Park Condominium (the "Condominium"), the members of which own the above-referenced Property. The Property is located on the west side of Old Georgetown Road in the Woodmont Triangle District, at one of the gateways to Bethesda's Central Business District ("CBD").

We are writing in response to the letter submitted by Ryan G. Wallach on May 3, 2016, wherein Mr. Wallach requests that the Montgomery County Planning Board ("Planning Board") reconsider its recent determination concerning the specific mapped zoning for the Property under the pending Bethesda Downtown Plan ("Sector Plan").¹ The Condominium has met with Mr. Wallach since the date of the letter to discuss his concerns, and intends to maintain open communications with him and others moving forward. However, for purposes of the Master Plan, the Planning Board has concluded that a mapped zoning of CRN-1.25, C-1.25, R- 1.25, H-50' is appropriate for the Property and we respectfully continue to support this conclusion. Our support is based on the following:

- 1. The recommended mapped zoning is needed to incentivize reinvestment in this existing multi-tenant property.*

The Property is currently improved with an office condominium building that was constructed in approximately 1982 and is nearing the end of its useful life. However, because multiple owners (all of which are small businesses) have units in the building, the Condominium could face an inherent collective action problem. Simply stated, reinvestment in the Property will not likely occur unless all owners agree that such reinvestment will be worth the time and

¹ Mr. Wallach is the owner and occupant of the single-family residence located at 7915 Glenbrook Road, which abuts the subject Property on its western boundary. Other property owners on Del Ray Avenue subsequently have submitted correspondence regarding the Property.

expense involved and provides a sufficient return. The unit owners support this effort regarding the Sector Plan recommendation.

As we discussed in our comments to the Planning Board during the worksession on April 28, 2016, the Condominium initially proposed that the Property would be best served by carrying forward the CRT Zone to the Property with a slightly greater mapped zoning of CRT 1.5 to 1.75 and a height of 60 feet. However, the Condominium reconsidered its position after meeting with Staff and hearing their concerns and thereafter re-evaluated the proposal that ultimately resulted in reducing the request for additional density and height – to the Planning Board's recommended mapped zoning of CRN-1.25, C-1.25, R-1.25 H-50'.² While the CRN Zone is not as flexible as the CRT Zone and this mapping provides for less density and height than previously sought, the Condominium believes that a viable redevelopment project could be accomplished under the Planning Board's recommended mapped zoning and that its owners would be adequately incentivized to participate. However, further reducing the recommended densities and heights will make reinvestment less likely and will keep this important gateway site essentially as-is, resulting in the retention of an existing and growingly outdated building that may eventually adversely impact surrounding properties. This would be contrary to the Sector Plan's goal of creating a meaningful gateway into Bethesda at this important location.

2. *The Property will best contribute to the Sector Plan's vision by providing a more meaningful gateway development along the Old Georgetown Road corridor.*

The Property is the first property located within the Sector Plan area on the western side of Old Georgetown Road as one approaches Bethesda. This gateway location provides an important opportunity to delineate a sense of arrival in the CBD. As previously stated, the Condominium believes that the Planning Board's recommended mapped zoning – which allows for up to 1.25 FAR and 50' – will facilitate reinvestment in the Property through redevelopment. The Sector Plan's recommendations will allow for a more contemporary building to be constructed on the site that will be able to serve in this gateway role, transitioning between the single-family development pattern that characterizes this side of Old Georgetown Road to the more commercial and intense CBD (including the significantly taller buildings just across Old Georgetown Road). Any such building will also be required to comply with modern zoning and development requirements including landscaping, screening, green building and stormwater management, producing a higher quality building and site than exist today. A height of 50' also would be more compatible with the development pattern on the east side of Old Georgetown Road (at heights of 110' - 120').

² It is important to note that although Planning Department Staff initially recommended a 0.75 FAR for the Property, Staff adjusted this initial recommendation to 1.0 FAR when it was shown that the existing commercial office condominium building has been approved and constructed at 1.0 FAR. Thus, the recommended mapped zoning of 1.25 FAR is consistent with Staff's approach to providing some additional density for properties located within the Sector Plan area.

3. The Zoning Ordinance's compatibility requirements adequately ensure that appropriate setbacks and height transitions will be provided with any future redevelopment to the abutting single family properties.

Properties that are located in a Commercial Residential zone and abut land in a Residential Detached zone are subject to specific compatibility requirements under the Zoning Ordinance.³ These compatibility requirements provide additional restrictions on building placement and building height in order to ensure that compatibility is maintained with immediately proximate residential land. In this case, the Zoning Ordinance will require increased minimum side and/or rear setbacks from the abutting residential lots. At the same time, the Zoning Ordinance will require any future structure on the Property to respect and not protrude beyond a 45 degree angular plane measured from a height equal to that allowed for a detached house in the abutting zone (i.e., 35') at the required setback line.

These provisions ensure that, at the minimum required setback from the abutting residential lots, any future building on the Property would be no taller than the 35' building that exists today. Furthermore, because building heights can only rise from the required setback line in accordance with a 45 degree angular plane, any additional height must be pushed towards Old Georgetown Road and not to the rear of the property. These combined provisions will reduce the perception and experience of mass from the abutting residences and protect against impacts from shadows, if any. The Condominium also would anticipate continuing to provide the green buffer between its property and those of the adjoining neighbors.

4. The recommended zoning represents only a modest increase above existing as-built conditions.

The existing office condominium building on the Property was developed under the formerly applicable C-T Zone at a density of approximately 1.0 FAR, with a building height of approximately 35'. The mapped zoning only modestly increases these amounts and in exactly the same way that virtually all other properties in the Sector Plan are being afforded. The recommended maximum density provides only the possibility for an additional 0.25 FAR on the Property, which would have a negligible impact on traffic and school capacity (if the additional density were to be provided as residential development). At the same time, the recommended maximum height allows only for a potential 15' incremental increase over existing conditions. Again, given the compatibility requirements of the Zoning Ordinance described above, this incremental height would be required to be placed at appropriate setbacks from the abutting residential properties so as to protect against adverse impacts.

³ These standards will apply to any future redevelopment on the Property, in addition to any design guidelines that are included in the Sector Plan and otherwise applicable development standards for the zone.

5. Utilizing the full extent of the density and height allowed by the mapped zone will trigger entitlement processes that provide opportunities for community participation and involvement.

Even though the CRN Zone only provides for development under the standard method, the Zoning Ordinance will require any redevelopment that is taller than 40' or that provides 10,000 square feet or more of building floor area to obtain Site Plan approval from the Planning Board. The Site Plan process requires notification and engagement with the surrounding community and provides multiple opportunities for participation and involvement in the public review process.

The Condominium certainly will engage with its neighbors in that public review process in the future, with specific development plans in hand. Until that time, the Condominium requests that its opportunities to pursue the future redevelopment of the Property not be foreclosed by further reductions to the recommended mapped zoning for the Property.

* * * *

We appreciate your consideration of the above. Please do not hesitate to let us know if you have any questions.

Sincerely,



Steven A. Robins



Christopher M. Ruhlen

w/ Enclosures

cc: Ms. Marye Wells-Harley
Mr. Norman Dreyfuss
Ms. Natali Fani-Gonzalez
Ms. Amy Presley
Ms. Gwen Wright
Mr. Robert Kronenberg
Ms. Leslye Howerton
Mr. Ryan G. Wallach
Ms. Christine Coyle
Mr. Toren Finkel
Ms. Beth Rosner

The Honorable Casey Anderson, Chair
May 11, 2016
Page 5

Ms. Angela Kostelecky
Mr. David Koitz

Garcia, Joyce

From: Marye Wells Harley <maryehar@verizon.net>
Sent: Wednesday, May 11, 2016 1:02 PM
To: Anderson, Casey; Krasnow, Rose; ndreyfuss@idigroup.com; Natali Fani-Gonzalez; Amy Presley; Wright, Gwen
Cc: Garcia, Joyce
Subject: Fwd: Thank you very much!
Attachments: image001.gif; ATT00001.htm; Bethesda Sector Plan reconsideration petition without signatures 5-4-16.pdf; ATT00002.htm

RECEIVED

MAY 11 2016

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Sent from my iPad

Begin forwarded message:

From: "Pat" <pat.burda@gmail.com>
Date: May 11, 2016 at 12:46:12 PM EDT
To: <maryehar@verizon.net>
Cc: "patbaptiste" <patbaptiste@verizon.net>
Subject: Thank you very much!

Dear Commissioner Wells-Harley,

We want to thank you for taking the time out of your busy schedule to meet Monday with those of us from East Bethesda, Battery Lane, the Town of Chevy Chase and CBAR (the Coalition of Bethesda Area Residents). We also want to thank Pat Baptiste for helping arrange the meeting.

As we hope we made clear, we are respectfully requesting that you support Chair Anderson's plan to review and reduce the plan's overall densities. We also would like to ask that you reconsider specific sites versus making any cuts based on a "first-come-first-served" strategy or "haircut" approach. We have attached a copy of a petition that has circulated that outlines specific sites we feel are important to reconsider.

As we mentioned Monday, we and members of our communities are concerned that the goals of the original plan have been lost: building upon the existing center, establishing new centers and protecting the edges. We appreciate the Board felt it was best ultimately to go through the plan site by site, but unfortunately, we are concerned that in the end, there are problems in the way densities and heights have been added. Many sites along the edges fall into that category and are of particular concern to us.

We also see problems with the overall density number. While we are fully committed to seeing growth in Bethesda, the current numbers are not in balance with the open space, park, school and transportation needs of the larger community. We understand that if you look at the last two 20-year cycles, the average actual build-out in Bethesda was 7 million square feet of new growth. The staff draft was already proposing a hefty 8.8 million additional square feet of development based on their studies of maximum capacities. The number the Board is currently looking at is around 11.7 million.

Therefore, we hope you will vote to revisit that number. We are concerned for several specific reasons:

- 1) We are worried that the integrity of the Eastern Greenway park proposal is in jeopardy – a narrow path is not the goal of the Greenway proposal.
- 2) We are concerned that some potential park areas, such as some parking lots, by having such increased densities will be priced out of the "green" market (some communities are interested in pursuing public private partnerships to turn those lots in to meaningful parks).

- 3) We are concerned that if overall densities are as high as proposed, there will be no incentive to "receive" additional density from priority sending sites even in the core.
- 4) The overall quality of life and indeed property values for many of our residents will be diminished with buildings of such extreme heights as some of those currently being contemplated.

In conclusion, we hope you will support reviewing the plan's overall densities and reconsider specific sites.

Again, our sincerest thanks for taking the time to meet with us.

Sincerely,

Patricia Burda, representing CBAR in Mary Flynn's absence

Amanda Farber, East Bethesda

Maj-Britt Dohlie, East Bethesda

Holly and Jim Clemans, Battery Lane

Willo Pequegnat, Battery Lane

Cecily Baskir, Town of Chevy Chase

Support the Bethesda Sector Plan Rollbacks

About this petition

The Montgomery County Planning Board has provisionally approved a 50% increase in building capacity for downtown Bethesda -- from 23 to 35 million square feet. This is far more than necessary to promote smart growth in the area and will exacerbate school overcrowding and traffic congestion. Much of the new development will be at the "edges" of Bethesda far from the Metro station, where it will undermine the quality of life in long-standing, stable neighborhoods.

In response, concerned citizens have requested that the Planning Board rescind zoning decisions made for particular properties -- requests for reconsideration will be considered in May. Collectively, rescinding these zoning decisions will remove up to 4.5 million square feet of density from downtown Bethesda, reducing the overall impact of the sector plan on congestion and school overcrowding and will mitigate the impact of over-development on the surrounding communities.

I support the requests for each of the identified properties to be reconsidered and for the provisionally approved heights to be lowered. In addition, I support lowering the provisionally approved density, and oppose allowing additional density to be transferred to the identified properties that are adjacent to single-family homes.

1. The Jaffe Tower (6801-6807 Wisconsin Avenue): Upzoning this property and allowing a 145 foot building is inappropriate at the southeastern corner of the sector and across the street from single-family homes. This property should remain split zoned.
2. Parking Lots 10 (behind Moby Dick/Don Pollo), 24 (behind the Farm Women's Cooperative Market), 25 (between Maple/Highland) and 44 (behind Benihana): Upzoning these properties and allowing building up to 90 feet is inappropriate across the street from single-family residences. The upzoning would waste some of the last and largest chances to preserve open space/public park near downtown Bethesda. In addition, Parking Lot 41 (behind Clare Dratch) should also be kept as open space/public park.
3. Garden Plaza Building (7750 Old Georgetown Road): A building of 175 feet is inappropriate across the street from Bethesda Elementary School and its surrounding single-family residential communities.
4. ZOM Mid-Atlantic (7505-7511 Arlington Road & 4816-4910 Moorland Lane): A building of 75 feet is inappropriate across the street from Bethesda Elementary School and its surrounding single-family residential communities.
5. 7201 & 7121 Wisconsin Avenue: Buildings of 250 and 200 feet on either side of the Farm Women's Market are too tall and will cast the market and proposed park in permanent shadow.
6. 4508 Walsh Street (the Writer's Center): 90 feet is too tall for a property catacorner from single-family homes.
7. 4400 Montgomery Avenue (Bethesda Sport & Health): 120 feet is too tall for a property that backs

onto single-family homes.

8. 4300-4336 Montgomery Avenue: Upzoning these properties will undermine the opportunity to create a significant urban green space.

9. 7301-7313 Wisconsin Avenue (Air Rights Building): 250 feet is too tall for a property that backs onto single family homes, and will create a canyon effect with the Apex building across the street.

10. The Battery Lane Canyon (4857, 4858, 4887/4861, 4890, 4900, 4918-4938, 4949, 4998, and 5015 Battery Lane). 120 feet is too tall for Battery Lane, and allowing buildings of these heights will create a canyon effect on Battery Lane.

11. 4500 Block Avondale Street: The Planning Board has approved increases for these properties significantly higher than the 35 foot recommendation of its professional staff, which are inappropriate for properties that back onto single-family homes.

12. Cheltenham Drive (7725, 7735, 7803, 7809 & 7845 Wisconsin Avenue). 250 feet is too tall north and south of Cheltenham Drive, and allowing buildings of these heights will create a canyon effect both on Cheltenham and with the towers across Wisconsin Avenue.

13. 7900-8000 Block Wisconsin (7901, 7935 & 8001 Wisconsin Avenue). The Planning Board has approved increases for these properties of up to 200 feet, well over the 120 foot recommendation of its professional staff.

14. The Northern Gateway (8401 Wisconsin and 4715-4719 Chestnut): Upzoning these properties and allowing 120 foot buildings is inappropriate at the northeastern corner of the sector and on the same block as single-family homes.

MCP-CTRACK

From: Doug McKenna <dougmkenna@yahoo.com>
Sent: Wednesday, May 11, 2016 3:24 PM
To: MCP-Chair
Cc: Councilmember.Berliner@montgomerycountymd.gov
Subject: Bethesda Planning

RECEIVED
OS97
MAY 11 2016

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Planning Board,

As residents of the Town of Chevy Chase who live on 46th Street, an "edge" street to lot 24 and Elm StreetPark, we are writing to ask that you 1) reduce overall densities in the Bethesda Plan, and 2) reconsider the specific properties identified in the petition and by the Planning Department staff.

As you might know the residents of this community were not included in the process when you previously voted on Lot 24 densities as we were not represented well by our town representatives. So we thank you for your consideration of our feedback you receive in written form and at the Planning Board meeting on May 11. I would also say that many of us from the community would like to attend May 12 but cannot due to small children/family obligations. We wish we could be there to speak up in person and share our positions.

My family has been in Chevy Chase for over 40 years and I am now raising my young family in the home I grew up in. This town has changed tremendously in the past many years and families have swarmed to this area to be part of its great character, people, restaurants and other businesses, and for many, the excellent public school systems that are among the top in the county. It is a very desirable place to live and even more so with some of the recent growth in Bethesda. While we are not opposed to growth in our community, we support thoughtful growth that ensures our community continues to thrive and be a highly desirable place to live that is safe, has great schools that are not over crowded, and has manageable traffic (which already Bethesda traffic has gotten considerable worse in the past few years).

Thank you for your serious consideration of the families in the Town of Chevy Chase.

Martin McKenna Family
7111 46th Street
Chevy Chase, MD 20815

MCP-CTRACK

From: Grace Palladino <palladin20814@yahoo.com>
Sent: Wednesday, May 11, 2016 3:25 PM
To: MCP-Chair
Subject: Bethesda Sector Plan

My husband and I have enjoyed living in East Bethesda for almost 20 years. We chose this area because of its walkability, access to Metro, and neighborhood feel. As a native New Yorker who has no desire to live in the "sticks," I find East Bethesda to be a very livable cross between city and suburb. But now as I learn more about the new Bethesda Sector plan and hear talk of buildings 250 feet high along Wisconsin Avenue, I am wondering if time is up. I am also wondering why new construction along Arlington Road is not nearly so high and was obviously designed with existing residential neighborhoods in mind. We pay the same taxes. Why are we not getting the same consideration?

Please count me a dissenter to your plan and a dissatisfied taxpayer. Should you decide to visit our neighborhood, you will see a Communities Not Canyons sign on my lawn. I can't help feeling that the property taxes we and our neighbors pay are being used against us.

Grace Palladino
4524 N. Chelsea Lane
Bethesda, MD 20814

MCP-Chair

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MAY 12 2016

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

0602

From: Caroline DeCesare <mungodec@verizon.net>
Sent: Wednesday, May 11, 2016 9:41 PM
To: Howerton, Leslye
Cc: Robert.kroneneberg@montgomeryplanning.org; MCP-Chair
Subject: increased height in proposed building at parking lot #25 at Highland and Maple in Bethesda 20814

Dear Ms. Howerton,

I called you on the phone last year, some time after seeing Senior Planner Tina Schneider's presentation/planning staff workshop in Bethesda at the B-CC Services Center. We had a conversation in which I told you how much I wanted to see that parking lot redeveloped.

I want to make clear to you and to the Planning Board that approval of a ninety foot high building at that site was not what I envisioned.

As I see the map with proposed heights of 70 feet all along the west side of Tilbury, I begin to wonder how many people in Planning or on the Board have spent any time in this neighborhood.

Last week, our request for a tree was on the east side of the sidewalk of that same block was refused by DPS arborist Chris Myers. Not enough room in the right-of-way.

And the Planning Board is considering approval of a ninety foot building there. What happened to the Green Corridor?

It looks like the same business/development decisions that made Bethesda such an ugly town to grow up in are still as much in play as ever.

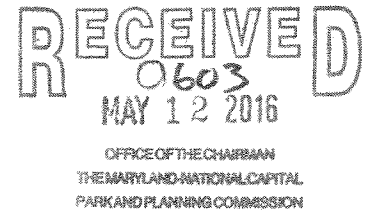
I am sad and depressed to see it all go down like this. The workshop was exciting. The proposal for increased height and density for this location is frightening.

Regards,

Caroline DeCesare
4610 Chestnut St.
Bethesda, MD 20814

MCP-Chair

From: Cecily Baskir <cebaskir@verizon.net>
Sent: Wednesday, May 11, 2016 4:47 PM
To: MCP-Chair
Cc: John Freedman
Subject: Request to testify on May 12, Bethesda Sector Plan



Dear Chairman Anderson --

I am writing to request the opportunity to testify at Thursday's Planning Board Meeting at the Bethesda Plan Worksession #12.

I would specifically like to testify about the Board's options for achieving an overall reduction in the Sector Plan.

To the extent that the Board will be reconsidering specific zoning decisions on a property-by-property basis (as opposed to an up or down vote on a slate of properties proposed by the Staff) I would also like to address the specific properties identified in our March 1 request for reconsideration as well as the petition we submitted on May 4.

Sincerely,
Cecily Baskir

Sent from my iPad

MCP-Chair

From: Federico Olivera Sala <foliverasala@skiarch.com>
Sent: Wednesday, May 11, 2016 5:06 PM
To: MCP-Chair
Subject: Planning Board work session on Bethesda Sector Plan

Dear Chair Anderson,

Should the Board discuss on May 12th properties known as 6801 and 6807 Wisconsin Avenue and/or St. John's Church, I request to speak. Please note that we object to any reconsideration of these properties.

Thank you.

Federico Olivera -Sala

SK+I

ARCHITECTURE

Federico Olivera-Sala | Associate Principal
4600 EAST-WEST HIGHWAY | SUITE 700 | BETHESDA, MD 20814
P 240.479.7485

foliverasala@skiarch.com | www.skiarch.com



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MCP-Chair

From: Howerton, Leslye
Sent: Thursday, May 12, 2016 9:43 AM
To: MCP-Chair
Subject: FW: Beth. Sec. Plan worksession 5/12

Leslye Howerton
Planner Coordinator | Area 1
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910
301.495.4551
leslye.howerton@montgomeryplanning.org
montgomeryplanning.org

www.Bethesda Downtown Plan
sign up for our e-mail list [here](#)

From: Brewer, Robert G. [<mailto:rgbrewer@lercheearly.com>]
Sent: Wednesday, May 11, 2016 9:19 PM
To: Howerton, Leslye <Leslye.Howerton@montgomeryplanning.org>; Kronenberg, Robert <robert.kronenberg@montgomeryplanning.org>
Cc: Anderson, Casey <Casey.Anderson@mncppc-mc.org>
Subject: Beth. Sec. Plan worksession 5/12

Robert/Leslye,

Since the on-line signup is now closed, this is my official request to be heard by the Board in case either or both of the following matters are presented:

- Continuation of Ourisman Honda height question (4800 Bethesda Avenue)
- Height limit for 7121 Wisconsin Avenue

Thanks very much.

Robby Brewer

--

Robert G. Brewer, Jr. - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 657-0165 Fax: (301) 347-1772 - rgbrewer@lercheearly.com
Bio: www.lercheearly.com/team/robert-g-brewer
Vcard: www.lercheearly.com/team/robert-g-brewer-vcard

Please consider the environment before printing this message.

MCP-TRACK

From: Welch, Suzanne K. <swelch@cpdc.org>
Sent: Thursday, May 12, 2016 1:20 PM
To: MCP-Chair
Cc: alex schmandt
Subject: Request to speak at 5/12 Planning Board work session on Bethesda Downtown Plan

Chairman Anderson and Members of the Planning Board,

I am with St. John's Episcopal Church (6701 Wisconsin Avenue) and will be at the May 12th work session on the Bethesda Downtown Plan. If there is any substantive discussion the Board's approvals April 28th for the church's property or the adjacent Jaffe property (6801 Wisconsin Avenue) on Thursday, I request a few minutes to speak.

Suzanne K. Welch
Vice President, Real Estate



Community Preservation and Development Corporation
8403 Colesville Road, Suite 1150
Silver Spring, MD 20910
www.cpdc.org

Office: 202.885.9559 | Mobile: 202.627.9948 | Fax: 202.895.8805

"Developing Vibrant Communities Through Innovation and Partnerships"

MCP-CTRACK

From: alex schmandt <aschmandt@verizon.net>
Sent: Thursday, May 12, 2016 1:12 PM
To: MCP-Chair
Subject: St. John's Episcopal Church, 6701 Wisconsin Avenue

Chairman Anderson and Members of the Planning Board,

I will be at the May 12th worksession on the Bethesda Downtown Plan on behalf of St. John's Episcopal Church (6701 Wisconsin Avenue). On behalf of the Church, I object to any further reconsideration of the Planning Board's recommendations regarding this property, and if there is any substantive discussion on this matter on Thursday, I request a few minutes to speak.

Thank you very much.

Alex Schmandt
4420 Ridge St.
Chevy Chase, MD 20815

MCP-CTRACK

From: Anderson, Casey
Sent: Friday, May 13, 2016 10:06 AM
To: MCP-CTRACK
Cc: Kronenberg, Robert; Howerton, Leslye
Subject: FW: Downtown Bethesda Plan

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0607
MAY 13 2016

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

For the record -

From: Brown, Todd D. - TDB [mailto:tbrown@linowes-law.com]
Sent: May 12, 2016 12:47 PM
To: Anderson, Casey <Casey.Anderson@mncppc-mc.org>
Subject: Downtown Bethesda Plan

Hello, Casey.

Very briefly. Two items of great importance to my clients, regardless of other actions taken, are:

- (1) removing the currently imposed 1 FAR limit on commercial development in the Woodmont Triangle; and
- (2) allowing FAR averaging in the Woodmont Triangle to continue to occur *among Triangle properties*. If you recall, FAR averaging originated in the Woodmont Triangle area (under the CBD zones) because of its relatively unique collection of very small lots with multiple owners and small businesses as a way to encourage assemblage and to provide opportunities for retaining existing businesses while allowing them to participate through a transfer of density in the positive economics being created. The ability to transfer density was later included in the CR zone, and I still believe it is a valuable tool. But I would ask that you please consider allowing at a minimum either transfers as currently permitted in the CR Zone (within ¼ mile or within a designated master plan density transfer area) or at least transfers within the Woodmont Triangle Density Transfer Area (which has been very successful).

Thank you.

Todd

Todd D. Brown
Partner

Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, Maryland 20814

Direct: 301.961.5218
Main: 301.654.0504
E-mail: tbrown@linowes-law.com
LinkedIn: www.linkedin.com/in/toddbrown
Website: www.linowes-law.com

MCP-CTRACK

From: Deborah Vollmer <dvollmer@verizon.net>
Sent: Friday, May 13, 2016 9:46 AM
To: MCP-Chair
Cc: 'Berliner's Office, Councilmember'; 'Elrich's Office, Councilmember'; 'Town Office'; 'Town of Chevy Chase Discussion'; townneighbors@yahoogroups.com; ScottFosler@aol.com; 'Mary Margaret Flynn'; 'Barney Rush'; lilaasher@verizon.net; bslevitt@gmail.com; swburk@gmail.com; 'Cecily Baskir'; 'John Freedman'; christinerealdeazua@gmail.com; johnmfitzgerald@earthlink.net; Dedun Ingram; 'Fred Cecere'; 'John Bickerman'; info@bethesdamagazine.com; 'Craig Brooks'; 'Melanie Manfield'; 'Stephen Seidel'
Subject: Living on the Edge

Mr. Casey Anderson, Chair of the Montgomery County Planning Board

Dear Chairman Anderson:

Please make sure this message is copied to all of the Planning members, and staff, and makes its way into the public record.

As you know, I have previously addressed concerns that I have about the impact of development in downtown Bethesda, on us here, in the Town of Chevy Chase. In particular, I have addressed the issues of Parking Lots 10 and 24, and also the issue of the low-profile Tudor buildings along Wisconsin Avenue between Walsh and Leland Street.

I attended last night's work session of the Planning Board, and I would note that a number of folks in the audience had expectations that plans for specific properties would be reconsidered, and that very little along these lines actually happened at the work session. I believe that the only reconsideration given to Parking Lots 10 and 24 was the lowering of building heights from ninety to seventy feet. There was very little discussion at all; the subject was quickly passed over.

In my view, there should be no building whatsoever on those parking lots, 10 and 24. While surface level parking lots are not green space, they are *open space*--- and as open space, they serve as buffers between the Town of Chevy Chase and development in Bethesda. Any building at all on those lots would significantly narrow the buffer of open space, bringing Bethesda development closer to our Town.

The parking lots also serve a valuable purpose in providing parking for residents of the Town of Chevy Chase, including folks with impaired mobility. They also provide parking for people employed in Bethesda, some of whom come from as far away as D.C., Virginia, and Delaware. People who park in those lots come from all over, to patronize the Farm Women's Market, the Writer's Center, and local shops and restaurants.

No one has surveyed these folks who use, and depend on the parking lots; but early this year, as I have previously noted to you, I went out multiple times to leaflet the parking lots, and talk to people using those lots. While I didn't keep track of the numbers, I probably talked to over one hundred people. I kept hearing comments such as: these parking lots are the only convenient place to park in all of Bethesda, and that people who

loved the Farm Women's Market and restaurants would be looking for places shop and eat that were closer to home, if the parking lots were to be taken away. I also heard many expressions of concern that people just don't feel safe with underground parking. And I heard from mobility challenged people, some who live in the Town of Chevy Chase, and some coming from other places, who might just want to pick up a few items from the Farm Women's Market tell me they just wouldn't come any more if the parking were to be taken away.

Another issue that the plan to allow building on the parking lots has failed to address, is the impact that removing the surface-level parking would have on nearby streets in the Town of Chevy Chase. These streets are already congested with traffic; and further development in the area threatens to exacerbate this situation.

In short, these parking lots are far from underused; they are much appreciated and depended upon by people who live in our Town, as well as those who come from afar. Building any place on the parking lots themselves would narrow the buffer of open space between our Town, and development in Bethesda. Taking the parking lots away would have a negative impact on the economy of Bethesda, because some people would choose to shop elsewhere.

I understand the desire that some people in my Town have, to turn the parking lots into a green park. I love parks. But there is also a real need to keep the parking. Perhaps there could be a linear park at the outer edge of the parking lots, closest to our Town, while keeping a majority of the surface level parking spaces. A win-win, I think, for the Town, and the larger community.

I would note that nobody, not our Town, and not the County, has done a survey to determine how people who use the parking lots would feel about losing them, and the concerns they might have. I believe conducting such surveys are essential before any intelligent planning can be done with respect to the future of Parking Lots 10 and 24.

Directly in front of one of the parking lots, along Wisconsin Avenue, and between Walsh Street and Leland Street, is a row of buildings with a low profile, topped with Tudor-style pitched roofs, in multiple colors. The buildings are of human scale, in contrast to the high buildings in close proximity, and they house several small businesses, four of which have been at that location for many years (two restaurants, a dry cleaners, and a jeweler's).

These buildings date back to my childhood, yet they have been well-maintained, and the owners of the businesses there take obvious pride in their establishments, which serve both residents of our Town and the greater Bethesda downtown area. When I walk by these businesses with their Tudor style roofs and low profile, I marvel at the old-town character and human scale. They are a comfortable reminder of the past, still thriving in the present. In my opinion, they should receive historic designation.

The Tudor buildings, as I understand it, were previously designated for historic preservation; but that decision was reversed by the County Council in 1994. I would submit that the fact that twenty two years have gone by since these properties were last considered for historic designation; and yet they have remained, and continue to be home to several small businesses that serve both the Town of Chevy Chase and the wider community of Bethesda and beyond; the fact that they are well maintained, and continue to

have their historic, distinctive architecture, the low profile, and pitched roofs; and the fact that they continue to create a reminder of the past while still being a part of a vibrant business community at the edge of a residential area; are all reasons these buildings should be preserved. I know this is the province of the Historic Preservation Commission (and I have written to them, too); but in terms of Planning, and looking at edge regions, I would like you to consider the value of keeping these historic buildings, as well.

In terms of planning, I think the edge areas should be considered as a block: the Farm Women's Market, Parking Lots 10 and 24, and the Tudor buildings should be considered together. This is an important transitional area, between the Town of Chevy Chase, and development in Bethesda.

Respectfully,
Deborah A. Vollmer
7202 44th Street
Chevy Chase
Maryland, 20815

Telephone: 301-652-5762

MCP-CTRACK

From: Jane Boynton <janeboynton@gmail.com>
Sent: Friday, May 13, 2016 1:53 PM
To: MCP-Chair; robert-kronenberg@montgomeryplanning.org; Mark Kramer; sarobins@lercheearly.com; Ike.Leggett@montgomerycountymd.org
Subject: Zoning Change for 7960 Old Georgetown Road, Bethesda

Dear Montgomery County Planning Board,

I write to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD. I was never notified that this request was even made, let alone that the Planning Board approved it, and only heard about it recently from my neighbors. Unless reversed, the grant of the request will have a significant impact on me, my family, and my neighborhood because the Old Georgetown Office Park is located directly next to single-family homes and the single family community of Battery Park. As currently constructed, the Office Park already creates significant parking and traffic issues and at 35 feet high overshadows the neighboring single-family homes and Battery Park neighborhood. Increasing the population density and permitted height will cause even more problems and diminish the attractiveness and livability of those homes and Battery Park.

The Planning Board's own Staff recognized the negative impact that grant of the zoning request would have on the neighboring single-family homes and community, and recommended that the Planning Board deny the request. And, indeed, prior to the Planning Board's April 28 meeting, the Planning Board itself had agreed with that recommendation. Nothing at that April 28 meeting, however, changed the basic facts underlying the Staff's or the Planning Board's prior determination. Therefore, it is hard to understand how the grant of the zoning request over the Staff's and Planning Board's own prior recommendation can be justified, especially considering that grant of the zoning request is inconsistent with the Master Plan itself. In light of these facts, we urge the Planning Board to reverse its prior grant.

Sincerely,
Jane B. Boynton, 7804 Exeter Road, Bethesda

MCP-CTRACK

From: Fern Mullins <fern.mullins@verizon.net>
Sent: Friday, May 13, 2016 2:37 PM
To: MCP-Chair
Cc: Kronenberg, Robert; kramerarch@att.net; sarobins@lercheary.com; ike.leggett@montgomerycountymd.org; fern.mullins@verizon.net
Subject: Old Georgetown Office Park Request

Dear Montgomery County Planning Board,
I have lived at 7817 Exeter Rd for 24 years, only two homes down from this office park. During the last 24 years, My family, friends and myself have hardly been able to park in front of my own home or close by on Exeter Rd due to the constant parking by all of the visitors, patients and patients' parents running their vehicles (which is another pollution problem altogether) that should be parking in their lot, but choose to infringe on our little neighborhood street. Furthermore, most of these people have shown little regard for the owners like myself, they have constantly been parking illegally blocking my driveway for 24 years. And to make matters worse, we have had "no parking on Exeter Rd from 9 - 5". I believe that the building management and it's tenants should share in the taxes of our property since they invariably take up most of the the parking on our street, particularly in front of my home. Please try to put yourselves in our shoes, and in our homes. Predictably, you would be opposed to this escalation and increase in size. Please reconsider your decision as if it was your home and your neighborhood. Currently, the home for sale across the street has not sold for almost 1 year. That is 50 weeks longer than what the norm is for houses for sale in Battery Park. This will have a negative impact on our home values as well.

I write to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD. I was never notified that this request was even made, let alone that the Planning Board approved it, and only heard about it recently from my neighbors. Unless reversed, the grant of the request will have a significant impact on me, my family, and my neighborhood because the Old Georgetown Office Park is located directly next to single-family homes and the single family community of Battery Park. As currently constructed, the Office Park already creates significant parking and traffic issues and at 35 feet high overshadows the neighboring single-family homes and Battery Park neighborhood. Increasing the population density and permitted height will cause even more problems and diminish the attractiveness and livability of those homes and Battery Park.

The Planning Board's own Staff recognized the negative impact that grant of the zoning request would have on the neighboring single-family homes and community, and recommended that the Planning Board deny the request. And, indeed, prior to the

Planning Board's April 28 meeting, the Planning Board itself had agreed with that recommendation. Nothing at that April 28 meeting, however, changed the basic facts underlying the Staff's or the Planning Board's prior determination. Therefore, it is hard to understand how the grant of the zoning request over the Staff's and Planning Board's own prior recommendation can be justified, especially considering that grant of the zoning request is inconsistent with the Master Plan itself. In light of these facts, we urge the Planning Board to reverse its prior grant.

Sincerely,
Fern Mullins
7817 Exeter Rd.
Bethesda, Md 20814

MCP-CTRACK

From: Margaret Paulsen <mpaulsentx@gmail.com>
Sent: Friday, May 13, 2016 2:59 PM
To: MCP-Chair; Kronenberg, Robert; kramerarch@att.net; sarobins@lercheary.com;
ike.leggett@montgomerycountymd.org
Subject: Battery Park Zoning Approval

Dear Montgomery County Planning Board,

I write to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD.

I was never notified that this request was even made, let alone that the Planning Board approved it, and only heard about it recently from my neighbors.

Unless reversed, the grant of the request will have a significant impact on me, my family, and my neighborhood because the Old Georgetown Office Park is located directly next to single-family homes and the single family community of Battery Park. As currently constructed, the Office Park already creates significant parking and traffic issues and at 35 feet high overshadows the neighboring single-family homes and Battery Park neighborhood. Increasing the population density and permitted height will cause even more problems and diminish the attractiveness and livability of those homes and Battery Park.

The Planning Board's own Staff recognized the negative impact that grant of the zoning request would have on the neighboring single-family homes and community, and recommended that the Planning Board deny the request. And, indeed, prior to the Planning Board's April 28 meeting, the Planning Board itself had agreed with that recommendation. Nothing at that April 28 meeting, however, changed the basic facts underlying the Staff's or the Planning Board's prior determination. Therefore, it is hard to understand how the grant of the zoning request over the Staff's and Planning Board's own prior recommendation can be justified, especially considering that grant of the zoning request is inconsistent with the Master Plan itself. In light of these facts, we urge the Planning Board to reverse its prior grant.

Sincerely,

Margaret Paulsen
5108 Battery Lane
Bethesda, MD 20814

RECEIVED
0620
MAY 16 2016

MCP-CTRACK

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Brown Paul <paulwbrown@comcast.net>
Sent: Friday, May 13, 2016 4:25 PM
To: MCP-Chair
Cc: Kronenberg, Robert; kramerarch@att.net; sarobins@lercheary.com;
ike.leggett@montgomerycountymd.org
Subject: Battery Park neighborhood construction

Dear Montgomery County Planning Board,

I write to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD. This property lies within our community of Battery Park, and many years ago its residents were instrumental in limiting the height of its office building during the approval process. The Planning Board's decision now contradicts the spirit of the original master plan and lays waste to all of our earlier efforts.

The Planning Board's own Staff recognized the negative impact that grant of the zoning request would have on the neighboring single-family homes and community, and recommended that the Planning Board deny the request. And, indeed, prior to the Planning Board's April 28 meeting, the Planning Board itself had agreed with that recommendation. Nothing at that April 28 meeting, however, changed the basic facts underlying the Staff's or the Planning Board's prior determination. It is hard to understand how the grant of the zoning request over the Staff's and Planning Board's own prior recommendation can be justified, especially considering that the zoning request is inconsistent with the Master Plan itself.

Please spare us this interminable embrace of "development" along the residential borders of downtown Bethesda, which has become little more than a checkerboard of bulldozers, cranes, and street blockages that make all of us who live at its circumference lament what is happening. Is the tax base income increase really that important?

Sincerely,



Paul W Brown, M.D.
7815 Exeter Road
Bethesda MD

MCP-CTRACK

From: Bernadette Kiel <kielcrew@verizon.net>
Sent: Friday, May 13, 2016 4:56 PM
To: MCP-Chair
Cc: Kronenberg, Robert; kramerarch@att.net; ikeleggett@montgomerycountymd.org; sarobins@learcheary.com
Subject: 7960 Old Georgetown Rd.

To Whom it may concern:

I am writing to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD.

First, I am a property owner directly affected by this decision and was never informed of the proposal to make these changes. I believe it is your responsibility to citizen of Montgomery County to provide adequate notice of changes to properties directly effected by changes, especially within residential communities. This property is actually located within the Battery Park residential community.

Second, the property shares property lines with residential houses and is will tower over the homes it is next too.

Third, the building already creates a hugh problem on Glenbrook Road with lack of parking for it's visitors and traffic. Our children bike/walk to BCC High School and adding a bigger building will increase the traffic on this street. SHOULD SAFETY OF OUR CHILDREN AND CITIZENS WELL BEING NOT COME FIRST?

Lastly, The Planning Board staff did not support this change. Why are you going against this recommendation? While I understand Bethesda is changing from a sleepy residential community into an urban one, there is no need to drastically increase heights of buildings that directly border residential communities. We pay taxes and vote.

WHY are you making this change?

Bernadette Kiel
Resident, Battery Park

MCP-CTRACK

From: Dianna Louis <dlouis6607@me.com>
Sent: Friday, May 13, 2016 4:56 PM
To: MCP-Chair
Cc: Kronenberg, Robert; kramerarch@att.net; sarobbins@lercheary.com
Subject: 7960 Old Georgetown Rd. Bethesda

Dear Montgomery County Planning Board,

I write to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD. I was never notified that this request was even made, let alone that the Planning Board approved it, and only heard about it recently from my neighbors. Unless reversed, the grant of the request will have a significant impact on me, my family, and my neighborhood because the Old Georgetown Office Park is located directly next to single-family homes and the single family community of Battery Park. As currently constructed, the Office Park already creates significant parking and traffic issues and at 35 feet high overshadows the neighboring single-family homes and Battery Park neighborhood. Increasing the population density and permitted height will cause even more problems and diminish the attractiveness and livability of those homes and Battery Park.

The Planning Board's own Staff recognized the negative impact that grant of the zoning request would have on the neighboring single-family homes and community, and recommended that the Planning Board deny the request. And, indeed, prior to the Planning Board's April 28 meeting, the Planning Board itself had agreed with that recommendation. Nothing at that April 28 meeting, however, changed the basic facts underlying the Staff's or the Planning Board's prior determination. Therefore, it is hard to understand how the grant of the zoning request over the Staff's and Planning Board's own prior recommendation can be justified, especially considering that grant of the zoning request is inconsistent with the Master Plan itself. In light of these facts, we urge the Planning Board to reverse its prior grant.

Sincerely,
Dianna Louis
Carey Butsavage

MCP-CTRACK

From: ScottFosler@aol.com
Sent: Friday, May 13, 2016 5:02 PM
To: MCP-Chair
Subject: Town of Chevy Chase May 12, 2016 Statement
Attachments: Fosler TOCC to MCPB 2001-5-12.doc

Please see attachment.

**Statement
by
Scott Fosler, Mayor
Town of Chevy Chase, MD
to the
Montgomery County Planning Board
May 12, 2016**

Dear Chairman Anderson and Members of the Planning Board,

The Town of Chevy Chase had an election last week which generated an historically unprecedented voter turnout and clarified the Town's position on the Bethesda Downtown Sector Plan. I would like to update you on our Town's thinking and position on the plan, offer two proposals which we think could help resolve several problems and share with you an idea that we hope might help advance a constructive dialogue on how to think about our community's, and our county's, complex planning challenges going forward.

Our Town's Position

Yesterday the Town Council, including the three newly elected councilmembers and the two incumbents on our five-member council, unanimously endorsed the statement of April 7, 2016 sent to you by the Town Council, which outlines in some detail our concerns and specific recommendations for the Bethesda plan.

Let me briefly update and summarize the key points of our position.

First, we believe that the Planning Board has widely overshot the mark on density through the increased zoning you have parceled out on an incremental basis to individual property owners, without fully accounting for the aggregate impact on the area as whole, including our adjacent residential community. We ask you to reduce the overall development density in the Plan. The strain on key elements of our infrastructure is already beyond the breaking point, and this additional density will further exacerbate traffic congestion and school overcrowding, and undermine quality of life in surrounding neighborhoods due to increased cut-through traffic, noise, and related effects.

By the latest count we have, the Board has provisionally approved 35.3 million square feet, up from 23.6 million square feet currently developed (and almost 3 million square feet more than the Planning Department staff recommended).

It is our understanding that the Planning Department has not yet completed studies demonstrating that this level of development is sustainable. We believe that even the Planning Department's own number of 32.4 million square feet is significantly more density than is necessary to accommodate projected growth. Meanwhile, Montgomery

County Public Schools has already indicated that it will have problems accommodating the students likely to be generated by 32.4 million square feet of development.

We would also urge that reductions in density be made proportionately towards and along the edges of the sector, which would both favor protection of adjacent residential neighborhoods and also help restore the original conception of density concentrated in the center and tapering down to the edges.

Second, we ask you to assure that any new development you approve on the edges of our community is compatible with life in our single-family home community. This means that there needs to be a real focus on buffers, including parks and open space, between development and residences. Much of what is in the draft plan is quite positive in this regard, but those good elements need to be clearly enshrined in the final plan. These include cut-through traffic mitigation, keeping any projects on our borders to a reasonable scale in terms of heights, keeping density of buildings reasonable (including keeping developers from importing density to their projects above what the Planning Board approves), and making sure that any commercial development does not include unacceptable uses.

Two Proposals

Here are two proposals that we believe will help to achieve these objectives. First, several of our residents, working with residents of neighboring communities, have identified certain projects where the proposed heights, densities, and/or zoning classifications are inappropriate; collectively, these projects represent an opportunity to reduce the density in the plan by up to 4.5 million square feet. The Town is already on record supporting the proposed changes to the specific properties that have been identified adjacent to the Town, and we would be pleased to specify these again.

The second proposal is to apply a kind of "overlay zone" that, notwithstanding anything else in the Plan, imposes specific restrictions on any development next to the Town in terms of height restrictions, density caps, and prohibited uses. We would be happy to share with you a model of what this might look like based on some similar overlays in the Montgomery County Zoning Code, and their application to other communities. What we are essentially asking for here is that low density residential communities like ours that share similar circumstances in being adjacent to much denser mixed residential and commercial clusters be treated in a like manner as similar communities elsewhere in the county. This is a simple matter of equity.

And an Idea to Foster Dialogue: Edge – and Edgy – Communities

And this leads me to the idea we'd like to share with you which has emerged over the past few months in our community, and which we hope might be helpful in fashioning a more constructive planning dialogue for all involved in this process.

What emerged during the course of this election cycle was a belief that the unique urban form our community has taken in recent decades is not fully recognized or understood with sufficient precision by the Planning Board – or by virtually anyone else for that matter -- and that as a consequence the Board appears to be applying planning concepts and methods that not only are inapplicable to this particular urban form, but could undermine its full emergence in the best interest of a flourishing, diverse, and economically prosperous Bethesda and Montgomery County.

The emergent urban form I'm taking about is perhaps best described as an "edge community" -- perhaps even an "edgy community" -- a composite of low density (largely single family) residential neighborhoods snug up against higher density mixed use residential and commercial districts, all interacting increasingly as a single organic entity wholly within a much larger and increasingly complex metropolitan region.

This is not to suggest that this urban form is either unrecognized or unique to our community. It is called by a wide variety of names, such as "inner suburbs" and various forms of "smart growth," "new urbanism," "sustainable communities," and so on. And there is ample evidence that it is a form that has become quite common not just in Montgomery County, but throughout the greater Washington Region, and indeed throughout the increasingly metropolitan fabric of urban development that now characterizes much of the United States. But the feeling among our residents is that the particular kinds of challenges we confront in such circumstances have yet to be fully captured, precisely articulated, or carefully thought through.

Such edge communities are certainly not "New Towns," of the seminal Reston or Columbia model (although it is noteworthy that Chevy Chase itself was originally a form of "new town" when it was first conceived and took shape in the late 19th century). And yet if you probe the features of edge communities such as ours, it is uncanny how they actually possess many of the same traits the visionaries Simon and Rouse had in mind when they first conceived of their wholly new urban forms, and began to construct them out of whole cloth decades ago. Their visions – and various spinoff urban forms that have emerged since -- include combinations of high and low density, mixed residential and commercial uses, in livable places where residents enjoy a wide array of housing, employment, shopping, recreation and transportation choices, with high mobility to move about these varied land uses, along with attractive public spaces conducive to recreation, peaceful reflection, and active civic engagement.

The key difference is that while Reston and Columbia (and similar if less ambitious but deliberately fabricated communities) have had to struggle to create these features from scratch, and then to get them to mix harmoniously with one another, the edge communities have been evolving these features in a far more spontaneous and organic manner (although certainly not without the help of visionary and creative planners and public officials Montgomery County has been fortunate to have over the years).

Nor are edge communities the same as the "edge cities" that were identified a little over two decades ago, that is, very large and dense urban clusters, with their own commercial

and retail centers, developing within and on the fringes of major metropolitan regions, with little or no reference to adjacent low density, and already well-established residential communities. What Garreau described is essentially what we see today in Tyson's Corners in Virginia. If our neighbors in Virginia desire such mammoth and largely autonomous mega-edge cities, that is entirely their prerogative. But I can assure you that the residents in our community do not want to become another Tyson's Corner, or to otherwise be engulfed by one.

What we are suggesting is that the Planning Board pause and do a kind of mid-course check on the whether the Bethesda plan as crafted thus far is really taking our community, and Montgomery County, in the right direction. Even comparatively small degrees of change in direction at this stage could still make very large differences further down the road. And perhaps it could mean the difference between the full emergence of creative and dynamic new edge communities, or the mounting distress of ever increasing numbers of citizens who feel the planning process is not looking out for their interests. It seems you are getting strong signals that a mid-course correction may be warranted.

Let me be clear that we are not just resisting the direction you are taking us, and recommending that you do nothing. We are suggesting that there may be an alternative way, a different option that perhaps no one has yet fully considered, or fleshed out, one that is better for our immediate residential community, better for our broader Bethesda edge community (including, to be sure, the "downtown" area of the Sector Plan), and better for Montgomery County.

We would be happy to provide further detail on any of these points, and look forward to continuing the conversation.

Sincerely,

Scott Fosler, Mayor
Town of Chevy Chase

MCP-CTRACK

From: Carole O'Leary <carole.oleary01@gmail.com>
Sent: Saturday, May 14, 2016 9:12 AM
To: Councilmember Berliner
Cc: MCP-Chair; Roger Berliner; Howerton, Leslye; Maj-Britt Dohlie; contact@ebca.org; Marc Micozzi; lisavee@mindspring.com; Katya Marin; Amanda Farber; Carole O'Leary; Alicia Micozzi; zaccheusbookspub
Subject: Re: draft Bethesda Sector Plan will ruin East Bethesda -add more pollution, more traffic, etc.

Dear Councilmember Berliner,

Good greetings. I appreciate that you took the time to write back to me, but I have to say that my direct concerns were not addressed. For the record, they are:

1. The plans as developed would destroy not only the East Bethesda neighborhood but run havoc with infrastructure in the whole area. I note for the record that the Triangle would be completely destroyed, although you already have a good start on that destruction;
2. Our position, as East Bethesda homeowners, is that we have to fight just to not be treated worse than other transition areas - which we definitely are now - which is abundantly clear if you view the draft sector plan map (in our case sent to us by the EBCA).

In closing, as you measure the needs and direct wishes of your East Bethesda home owner-taxpayers against those of the developers whose interests are clearly favored in the draft plan, I urge you to recall and consider the "Westbard debacle" -which occurred even after you cut the Westbard plan by 50%.

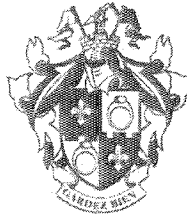
I urge you, Chairman Anderson and the members of the Planning Council to to examine the critical issues issues of **flow** and **density** (already out of control) and also to focus on preserving the quality of our lives here in East and downtown Bethesda, rather than on the money that rolls in from the developers who don't have to live here. Why is the Planning Board seemingly so obsessed with increasing flow and density in East and Downtown Bethesda beyond any healthy human and environmental carrying capacity?

Mr. Councilmember, we the homeowner-tax payers of East Bethesda very much want to know that you (and the Council) value our lives and needs, as much as those of the developers who are ultimately only interested in the revenue associated with all of the over building they are engaged in.

Best wishes,

Carole. A. O'Leary

On Wed, May 11, 2016 at 6:34 PM, Councilmember Berliner <councilmember.berliner@mccouncilmd.lmhostediq.com> wrote:



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

ROGER BERLINER
COUNCILMEMBER
DISTRICT 1

Dear Ms. O'Leary,

Thank you for writing to me and sharing your concerns about the Planning Board's recent recommendations for properties adjacent to the neighborhoods of East Bethesda. As someone who believes that master planning must be sensitive to the needs of established, residential neighborhoods, I will be examining all recommendations for these properties carefully when the Bethesda Downtown Plan comes before the full Council.

The Planning Board held its eleventh worksession on the Bethesda Plan on May 28th and has another worksession scheduled for tomorrow evening. It is still not clear to me when they will finish their work, but I am told that the Planning Board may send their recommendations over to the County Council sometime this summer. If that timing holds true, the Council will likely hold its public hearing on the Plan in early fall. Following that public hearing, the Planning Housing and Economic Development Committee (PHED) will begin its review of the Planning Board's recommendations. The PHED Committee, comprised of Council President Floreen, Councilmember Leventhal, and Councilmember Riemer, will be the first to vote on this plan so you should consider directing your comments to them from the very beginning of the Council's process. I am not a member of the PHED Committee but plan to sit in on those worksessions.

We are busy working on the FY '17 capital and operating budgets right now, but as June rolls around and the Planning Board is closer to sending their recommendations over to the Council, I will begin taking meetings on the Bethesda Plan though I will not weigh in on specific issues until the Council receives the Planning Board Draft.

The Bethesda Downtown Plan will serve as the blueprint for Bethesda for the next twenty years. It is important to get it right and you have my commitment to do everything within my power to do just that.

Best regards,

Roger Berliner
Councilmember
District 1

MCP-TRACK

From: mdohlie <mdohlie@gmail.com>
Sent: Sunday, May 15, 2016 5:48 PM
To: Anderson, Casey; MCP-Chair
Cc: Councilmember Berliner; Wright, Gwen
Subject: Bethesda sector plan

To the Planning Board Commissioners,

Your meeting last Thursday drove home to us how utterly undemocratic the planning process is - in fact, making a mockery of both democracy and common sense. It is totally incomprehensible to us that after giving so much time to developers, listening to them and giving them what they requested, you would disregard the recommendations of the professional Planning Staff as well as requests from residents.

The Planning Staff recognized that the height and density previously proposed for the eastern side of Wisconsin Avenue along East Bethesda - a residential neighborhood - are excessive, greatly surpassing the capacity of its narrow streets and making its two small parks and the proposed eastern greenway on Tilbury less attractive to use. If implemented, the sector plan could lead to buildings 200-250 ft tall across the street from single family residences. No amount of stepdown will make this attractive - and we assume your aim is to keep Bethesda an attractive area to live?

Your recommendation for the east side of Wisconsin Avenue includes considerably taller buildings than in other edge areas and in some cases taller buildings than on the western side of the street (the side of the Triangle). We wonder how you interpret the concepts of equity and sustainability stated in the vision for Bethesda in the proposed sector plan. You are asking residents in edge areas to bear a very great burden in the development that will take place. Compared with the 1994 plan, the proposed plan has tripled heights in some locations along Wisconsin Ave. This is unacceptable.

We respectfully request that you review and change the decisions you reached last Thursday for East Bethesda -- done without adequately listening to professional staff and residents:

Lower the heights on the east side of Wisconsin Ave to reflect heights in other edge areas.

We can tell you that we have lived in Bethesda for a long time and that we remember no issue that have made as many people upset and involved as the ill-conceived proposed sector plan. It is a great threat to already inadequate infrastructure such as schools, parks, green space, and public transportation -- and to our quality of life and that of future residents.

Michael Evenson
Maj-Britt Dohlie
Bethesda

Sent from my iPhone

MCP-CTRACK

From: Elizabeth Mumford <eam222@verizon.net>
Sent: Sunday, May 15, 2016 9:03 PM
To: MCP-Chair
Cc: Councilmember.berliner@montgomerycountymd.gov
Subject: Planning Board May 12 decision on density

Dear Chairman Anderson,

I want to thank the Board for the May 12 decision to reduce the density in the Plan for the Bethesda Central Business District to a sustainable level. I daily pass a new tower (now more than a year complete) with empty ground floor space. It must not be a good location for a retail or other consumer business. And yet the building is that much bulkier/taller to accommodate that empty, unused square footage. And so I also want to urge the Board to ensure that any design guidelines in the Plan include specific provisions to protect the edges and adjacent neighborhoods, including generous set-backs to buffer residences from new development, restrictions on cut-through traffic, and reduced height and density caps near residential properties.

Thank you for your continued efforts and attention to these thorny issues that have repercussions for public health and quality of life of the citizenry in the coming decades.

Best,

Elizabeth A. Mumford
4301 Stanford ST
Chevy Chase, MD 20815-5209
(H) 301-656-6124
(C) 301-928-6094

MCP-CTRACK

From: Fairlie Maginnes <fairlieam@gmail.com>
Sent: Sunday, May 15, 2016 10:05 PM
To: MCP-Chair, CM Berliner
Subject: Bethesda Sector Plan

Dear Chairman,

Thank you and the Board for moving in the right direction to reduce the density in the Plan to a sustainable level. We urge you to ensure that any design have provisions to protect the edges and adjacent neighborhoods, including generous set-backs to buffer residents from new development, restrictions on cut-through traffic, and reduce any impact on adjacent properties.

Respectfully yours,

David and Fairlie Maginnes
Beechwood Drive

MCP-CTRACK

From: Saumil Doshi <saumil.s.doshi@gmail.com>
Sent: Sunday, May 15, 2016 10:19 PM
To: MCP-Chair; Councilmember.Berliner@montgomerycountymd.gov
Subject: Bethesda Planning Board

Dear Planning Board Commissioners,

As a resident of East Bethesda, I urge you to consider further reducing heights and densities near edge neighborhoods as you move forward with the Bethesda Sector Plan. While I am for development, I would like for it to be done in a thoughtful, sustainable manner. I have seen too many communities wither because of haphazard over-development.

Our schools are already over-crowded, traffic is horrific (it often takes me 10 minutes simply to leave my immediate neighborhood to get onto Wisconsin Ave - and this is without the proposed development), the Metro is having problems and will not be able to support the additional riders. Most importantly, further density without adequate greenspace does not create a community that is attractive for anyone to live in.

I urge you to lower heights along Wisconsin Ave. I would also like you to ensure that any further development is done with a plan for adequate greenspace, school infrastructure, preservation of the tree canopy, and bike lanes.

Sincerely,

Saumil Doshi
Rupali Doshi
4509 S Chelsea Ln
Bethesda MD 20814

MCP-CTRACK

From: Fritz Andersen <fandersen11@gmail.com>
Sent: Sunday, May 15, 2016 11:06 PM
To: MCP-Chair; Councilmember Berliner
Subject: New board decisions

Gentlemen:

I would like to thank you for your actions on reducing the height of upcoming building constructions, but being a neighbor across from the Bethesda Library, I can also see how many more buildings are going up at a breakneck speed. The quality of our life will deteriorate if we continue to allow larger and larger buildings as our direct neighbors.

Please continue also to consider traffic restrictions, since the downtown traffic is getting incredibly congested.

Sincerely

Fritz Andersen MD
7405 Arlington Rd. #203

MCP-CTRACK

From: Lloyd Guerci <lgjreg@hotmail.com>
Sent: Monday, May 16, 2016 8:04 AM
To: Anderson, Casey; MCP-Chair; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Naomi Spinrad
Subject: Bethesda Downtown Plan - Green Space by the Fire Station
Attachments: Bethesda Downtown Plan Green Space by the Fire Station.pdf

Chairman Anderson and Members of the Board:

Attached is the Citizens Coordinating Committee's letter regarding green space by the fire station. Thank you for your consideration of this important matter.

Lloyd Guerci, Chair
Citizens Coordinating Committee on Friendship Heights

Citizens Coordinating Committee on Friendship Heights

May 16, 2016

Chairman Casey Anderson and Members of the Board
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, Maryland 20910

Re: Bethesda Downtown Plan – Green Space by the Fire Station

Dear Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Fani-Gonzalez, and Presley:

I am writing on behalf of the Citizens Coordinating Committee on Friendship Heights (CCCFH) in support of the proposal of the Chevy Chase West Neighborhood Association, which is a member of CCCFH, to designate certain space in the Bethesda Downtown Plan as green space.

As you know, Chevy Chase West proposed that the green space between Nottingham Drive and Chevy Chase Drive, to the west of Fire Station 6, be designated and preserved as green, open space. This would provide non-vehicular connectivity to Norwood Park from the area of the Eastern Greenway, and would continue to serve the immediate neighborhood.

This green space is already used by the surrounding community. Children from nearby midrise apartment buildings (including the HOC property) and St. John's Church Oneness School and its summer program play there regularly. Pedestrians cut through now to the park. Some additional improvements (for example, installation of a sidewalk on the north side of Nottingham between this green space and the park, attention to drainage and plantings at the park entrance, and appropriate signage to and within the park) would make this both an attractive and valuable connector between green spaces and a compatible transition to a residential area.

Making this a designated green space would accomplish the following:

- Purchase or lease of the property by the County and/or Parks would maintain a sizeable green space in Bethesda, where such space is limited.
- Any funds generated for the Bethesda Fire Department might be designated for refurbishment or replacement of the standalone station.
- Although the MCFRS draft plan makes it clear that no expansion of Fire Station 6 is currently envisioned, maintaining the green space would leave open the possibility of expansion in the far future, a significant public safety consideration in light of continuing growth in the Bethesda-Chevy Chase area and the geographical distribution of nearby fire stations. Fire safety is the stated mission of the Bethesda Fire Department.

We emphasize that there is more demand for parks and open space than is currently provided or anticipated as the plan builds out, and note that Norwood Park is not within the Bethesda

Representing the Citizens Associations of Brookdale, Chevy Chase Village, Chevy Chase West, Drummond, Glen Echo Heights, Green Acres-Glen Cove, Kenwood, Kenwood Condominium, Kenwood House Cooperative, Kenwood Place Condominium, Mohican Hills, Somerset, Springfield, Sumner, Sumner Village Condominium, Westmoreland, Westbard Mews, Westwood Mews, and Wood Acres

Downtown Plan boundaries. The substantial shortage in green and open space in downtown Bethesda will only get worse with the added density in the plan. The space by the fire station is approximately 30,000 square feet and it would make a significant contribution to green space within the plan area.

Thank you for your consideration.

Respectfully submitted,



Lloyd S. Guerci
Chair, Citizens Coordinating Committee on Friendship Heights

cc: Gwen Wright, Gwen.Wright@mncppc-mc.org
Robert Kronenberg, Robert.Kronenberg@montgomeryplanning.org
Leslye Howerton, Leslye.Howerton@montgomeryplanning.org
Naomi Spinrad, Chevy Chase West Neighborhood Association

MCP-CTRACK

From: Richard S. Lewis <rlewis@hausfeld.com>
Sent: Monday, May 16, 2016 10:03 AM
To: MCP-Chair; councilmember.berliner@montgomerycountymd.gov
Subject: FW: Update: Bethesda height and dPhilip Pillie <PPillie@smithstag.com>ensity -

From: Maj-Britt Dohlie [mailto:mdohlie@gmail.com]
Sent: Monday, May 16, 2016 9:36 AM
To: Richard S. Lewis <rlewis@hausfeld.com>
Subject: Re: Update: Bethesda height and density -

To the Planning Board Commissioners,

It seems the developers' interest in building the biggest buildings and houses in Bethesda is the controlling interest in decision making . The wishes of the community are largely ignored . The planning for development and its relationship to traffic is non-existent. Basically the Wisconsin Ave and Old Georgetown area are a jammed parking lot every morning and every evening during the week .

Your recommendation for the east side of Wisconsin Avenue includes considerably taller buildings than in other edge areas and in some cases taller buildings than on the western side of the street (the side of the Triangle). This is another example of allowing the interest of the developers to override that of the community . Please do not allow this pattern to continue .

Rich Lewis

West Virginia Ave

Bethesda

MCP-CTRACK

From: Grace Palladino <palladin20814@yahoo.com>
Sent: Monday, May 16, 2016 10:26 AM
To: MCP-Chair
Cc: Councilmember.Berliner@montgomerycountymd.gov
Subject: Bethesda Sector Plan

As residents of East Bethesda, we listened to the Planning Board's meeting last week and appreciated your efforts to reduce the density in the Bethesda Sector Plan to a sustainable level – a step in the right direction, especially as far as East Bethesda is concerned. We certainly hope that the final plan will include set-backs and reduced height and density caps to protect the edges and adjacent residential properties. But we question the decision to trade height restrictions for land donations (near Chase St.). While green space is always welcome – and necessary – a 200-foot structure in that location is too high a price to pay if the existing “park” that adjoins that space is any indication of what we can expect. Likewise, the 250-foot buildings planned for the south and north side of Cheltenham are good examples of the “canyon” effect that many residents hope to avoid.

We hope that as you finalize these plans you will be as concerned with current tax-payers and their quality of life as you are with future residents.

Thanks very much.

Grace Palladino and Brad Piepmeier
4524 N. Chelsea Lane
Bethesda, MD 20814

MCP-CTRACK

From: Levitt, David (CIV) <David.Levitt@usdoj.gov>
Sent: Monday, May 16, 2016 10:42 AM
To: MCP-Chair
Cc: bslevitt@gmail.com; cebaskir@verizon.net
Subject: Recent Decisions By Planning Board Concerning Bethesda Sector Plan

Dear Chairman Anderson,

We are encouraged that the recent decisions by the Planning Board appear to move to more "user friendly" policies concerning the Bethesda Sector Plan. The reductions in overall densities are welcome, as are the restrictions on building heights in some cases. There are major omissions, however, which we hope the Planning Board can still consider.

First, as we have noted in prior emails, we hope the Planning Board will not recommend that any commercial development be allowed on the municipal parking lots behind the Farm Women's Coop in Bethesda. The parking lots are functional as they are, and many people (including us) would like them to remain unchanged (why spend money on something that already works?). If there is a felt need to "modernize" this space (one we don't find logical personally), we hope it will be converted to a park, not a commercial development.

Second, we hope the Planning Board will ensure that no commercial developments are allowed to encroach on single family neighborhoods in Chevy Chase. Although we are not qualified to recommend particular "setbacks," we think tall buildings should be restricted to commercial boulevards such as Wisconsin Avenue. There should be no tall buildings fronting on property that does not itself front on the commercial boulevard. Our residential community wants to remain residential, and this means no tall commercial buildings close to streets containing individual houses.

Finally, a "land grab" for downtown Bethesda is okay with us, but please make sure the developers pay dearly for their rights. What they pay can be plowed back into the community. There undoubtedly will be school and other issues when more people move to Bethesda, and this will be costly. The developers should be required to pay the lions' share of this cost since they will receive the lions' share of the benefit. This is a basic rule of shared state-private enterprise, and we hope it will be fully exploited in the development of Bethesda.

Thank you again for your continuing help to the community.

Yours truly,

David and Barbara Levitt
7100 Meadow Lane
Chevy Chase, Maryland 20815

MCP-CTRACK

From: Amanda Maiorana-Farber <amandafarber@hotmail.com>
Sent: Monday, May 16, 2016 10:46 AM
To: MCP-Chair
Subject: Planning Board - NEW Invitation to Tour East Bethesda

To: gwen.wright@montgomeryplanning.org; casey.anderson@mncppc-mc.org;
councilmember.berliner@montgomerycountymd.gov; leslye.howerton@montgomeryplanning.org
CC: farbere@advisory.com

May 16, 2016

From: Amanda and Evan Farber, East Bethesda residents

To: Mr. Dreyfuss, Ms. Presley, Mrs. Wells-Harley, and Mrs. Fani-Gonzalez, other
Planning Board Members and Staff

CC: Mr. Anderson, Mrs. Wright, Councilmember Berlinger

We invite you to please come see for yourself with a walk-through tour - as Mr. Anderson and Mrs. Wright did on May 3rd - and which we are very grateful for - the "edge" of our East Bethesda neighborhood. As this is of great concern, a group of neighborhood residents will make themselves available anytime to show it to you this week or anytime you are available.

During the last work session on Thursday May 12th some of the Board Members repeatedly stated they needed convincing or new information. For those who did not get to see it in person, we will show it to you. As Mr. Anderson and Mrs. Wright realized and acknowledged when they visited last week - the area looks (and operates) VERY different in person standing on the ground than it does looking at an aerial map. Mr. Anderson and Mrs. Wright recently saw these locations for themselves and thus recommended bringing the surrounding maximum heights down to 145 feet or lower along Wisconsin Ave.

Again, we are very thankful for their time and consideration.

There are highly impactful decisions being made and it is important for you to actually come see where and how these decisions will be implemented and how they will effect the 1200 households living in the established East Bethesda neighborhood. We respectfully invite you to take the time to do this with us.

YOU WILL SEE:

- Tilbury is a VERY narrow street. There are single family homes DIRECTLY up against it. Other cross street roads in the immediate vicinity leading into and out of the neighborhood are also very narrow.

- You will see how, even with the best design and a step downs, a 250 foot building (or even a 175 foot building) will completely tower over and block the light of many homes (along Tilbury AND on the 4600 block of our neighborhood streets). As a reference, these are much smaller, tighter blocks than are on the edges of the Silver Spring CBD near the M-NCPPC building. There are no road medians present, as there are on Georgia Ave and Spring Street in Silver Spring, to increase the buffer zone.

- In addition, even with the best design, a 250 foot building will completely tower over and block the light and cast our 2 edge Parks and the potential Greenway in shadow. These very small pocket buffer parks (Cheltenham and Chase Ave Parks at .3 an acre) are just 125 feet wide. Please come see them in person. They are significantly smaller than the Woodside Urban Park (2.6 acres) and Fairview Urban Park (2 acres) that are adjacent to the M-NCPPC Planning Planning building and provide a buffer and greenspace between the Silver Spring CBD and surrounding single family homes and neighborhoods. In addition, the new Greenway, if even implemented, would be much narrower than even these already very narrow current parks.

- The Whitney / Bethesda Theater building, with considerable step-downs, is currently the tallest building along our edge between Tilbury and Wisconsin currently with a main roof height of 105 ft (architectural height of 125 ft).

- You will see Cheltenham Drive is a MAIN entry and exit point for our neighborhood. There are not many of these. Cheltenham is the ONLY street on the south end of the neighborhood where you can turn left onto Wisconsin with a light. It is already very difficult to enter and exit the neighborhood at times at this location.

- Cheltenham Drive is one of the MAIN crosswalks to enter and exit our neighborhood and for residents to cross Wisconsin - and again one of the ONLY ones with a light/ cross-signal on the south side of this large neighborhood. It is already heavily used by neighbors, young children and families walking and biking to and from nearby schools, and BCC high school students.

- You will see how no where else in the Draft Plan are single family homes so close to the Plan edges being treated to such cumulatively drastic height possibilities. It is very inequitable. For all purposes, with our narrow blocks and streets, the east side of Wisconsin Ave actually is the edge of our neighborhood, not JUST along Tilbury.

- The cumulative effect of having many tall buildings allowed in one small edge area (even if many are not built or not built to the full height) will have very negative consequences.

- Please come see and understand the effect that *just* one 175 ft building (7770 Norfolk) directly adjacent has had on Veteran's Park. This VERY small Park, again already heavily used, is completely cast in shadow parts of the day. The newly constructed building creates a wall and there is no buffer between the building and the Park.

- You will also see how the 250 foot Chevy Chase bank building - several blocks away - already towers over parts of the neighborhood with single family homes. The possibility of 250 feet (or even 175 ft) does not belong as an option within one block of single family homes in these locations.

- Already heavily used Pearl Street at East West Highway is also one of the ONLY entry / exit point to our neighborhoods south side. It is a VERY narrow road as well. It is ALREADY HEAVILY used by residents, visitors, Our Lady of Lourdes church and school families, BCC buses and other school buses and it often very congested

- Lastly, as you visit, please further consider the effect of this added density on infrastructure to our all of our already overcrowded and overutilized existing roads, schools, parks, and transit.

Thank you,
Amanda Farber
Evan Farber
7903 Kentucky Ave, Bethesda

MCP-CTRACK

From: Nancy Holland <nancy.holland@rcn.com>
Sent: Monday, May 16, 2016 10:50 AM
To: MCP-Chair
Cc: Councilmember Berliner
Subject: Bethesda sector plan

Thank you for agreeing to reduce some of the density in Bethesda. As a resident for over 22 years, I believe the building heights and other proposed changes are incompatible with our neighborhood. Please continue to review density and reduce it to a sustainable level. Further, provide design guidelines to protect edges and adjacent neighborhoods. The proposed density does not account for increased burden to our roads, schools, and other elements of infrastructure that make a quality of life. I believe in smart growth. However, I think the Planning Commission has gone overboard with their proposals.

Nancy Holland
4517 S Chelsea Ln
Bethesda, MD 20814

MCP-CTRACK

From: Dedun <idedun@gmail.com>
Sent: Saturday, May 14, 2016 1:26 AM
To: MCP-Chair
Subject: Testimony at May 19 meeting

RECEIVED
0612
MAY 16 2016

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

I would like to testify on the downtown Bethesda plan at the May 19 meeting.

Thank you,

Deborah Ingram
4411 Elm Street
Chevy Chase, MD. 20815

Sent from my iPad

MCP-CTRACK

From: MCP-Chair
Subject: Invitation to Walk East Bethesda

RECEIVED
0613
MAY 16 2016

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: Katya Marin
Sent: Monday, May 16, 2016 12:15:25 PM (UTC-05:00) Eastern Time (US & Canada)
To: Anderson, Casey; Presley, Amy; Fani-Gonzalez, Natali; Wells-Harley, Marye; Dreyfuss, Norman
Subject: Re: Invitation to Walk East Bethesda

Mr. Dreyfuss, Ms. Presley, Mrs. Wells-Harley, and Mrs. Fani-Gonzalez, as well as other Planning Board Members and Staff:

The East Bethesda Citizens Association, EBCA, is one of the largest citizens associations in Montgomery County, Maryland. It was started in the 1930's and represents over 1,200 households east of Wisconsin Avenue, north of East-West Highway, west of Columbia Country Club, and south of Jones Bridge Road. We would like to show you our neighborhood.

We invite you to see our neighborhood for yourself, and enjoy a walk-through tour of East Bethesda with us, as your colleagues Mr. Anderson and Mrs. Wright did on May 3rd. As the Sector Plan is of great concern to us, a group of neighborhood residents will make themselves available anytime to show it to you this week. We implore you see firsthand the sites for which you are making such important decisions.

During this last work session on Thursday May 12th some of the Board Members repeatedly stated they needed convincing or new information. We will show it to you. As Mr. Anderson and Mrs. Wright quickly realized and acknowledged when they visited — which we are very grateful for — the area looks and operates VERY different in person standing on the ground than it does looking at an aerial map. This is not so much new information as it is information and insight that the Staff and Board should have had along.

There are highly significant and long-lasting decisions being made and it is important for you to actually come see where and how these decisions will be implemented and how they will affect Bethesda are residents, old and new. We respectfully ask you to take the time to do this with us before this week's work session.

Please provide some times that will work for you.

Respectfully,
Katya Marin, Vice President, EBCA

katya marin
301 648 3237

MCP-CTRACK

From: David Shipler <dshipler@comcast.net>
Sent: Monday, May 16, 2016 1:31 PM
To: MCP-Chair
Cc: Councilmember.Berliner@montgomerycountymd.gov
Subject: in opposition to the Bethesda Sector Plan

To the Montgomery Country Planning Board:

I am writing with dismay about the plan, even the revisions that the Planning Board recently approved. I appreciate your slight reduction in density, but I think serious problems remain. Years ago, I covered urban planning in New York City for The New York Times, and while there are obvious, major differences in zoning and development between a burgeoning urban area such as Bethesda and a vast and diverse area such as the five boroughs of New York, I believe that there are also similar standards and considerations, which should be part of every planning process. As controversial as some New York proposals were with the local communities affected, I cannot remember any situation in which local voices were so cavalierly dismissed. I cannot recall planners failing so completely to factor into increased densities the need for enhanced transportation, schools, and other infrastructure. Since this period was after an era of drastic urban renewal that displaced people and generated extreme resentment, I did not see the insensitivity that you have displayed to the basic requirement to merge a high-density area gradually—not precipitously—into the low-density scale of an adjoining neighborhood.

I hope that you will make further revisions to protect the edges of those adjacent neighborhoods of single-family homes. Substantial buffers and more restrictive height limitations should be imposed along with limits on cut-through traffic.

I understand the staff's rationale for attempting to concentrate expected future development in Bethesda, as a mass transit hub, in the hope of alleviating some pressure up Rockville Pike. Having watched this kind of thing over the years, I frankly doubt that the concept will work—there will be extensive development up Rockville Pike anyway—but even if it does succeed, it will damage the surrounding communities irreparably. The road system is already inadequate, even without the added density that you've approved. Rents will rise, driving out the retail establishments that serve us well. This has already happened as two auto mechanics—Community Auto and Eastham's—have been displaced. Other local services will not be able to survive in Bethesda, which is already becoming a place of upscale shops and restaurants. It will lose the valuable diversity of retail outlets, forcing us to drive longer distances, generating more traffic, etc. I don't believe that you have thought through the ripple effect of your plan, and I hope you begin to do so now.

This residential community is full of intelligent, educated, and reasonable people who should be taken more seriously than you have done so far. We have thoughtful and sensible ideas. Most of us are not NIMBY zealots, and we recognize the need for development. But it must be well managed, and what you've done does not qualify. We are also politically active, and as some of us told Councilman Berliner at a recent meeting in Chevy Chase, we will remember.

Sincerely,
David K. Shipler
4005 Thornapple St.
Chevy Chase, MD 20815

MCP-CTRACK

From: Carole O'Leary <carole.oleary01@gmail.com>
Sent: Monday, May 16, 2016 1:32 PM
To: MCP-Chair; Roger Berliner; Howerton, Leslye
Cc: contact@ebca.org; Carole O'Leary; Marc Micozzi; Alicia Micozzi; Amanda Farber; Maj-Britt Dohlie; zaccheusbookspub
Subject: Draft Sector Plan will ruin East Bethesda -add more pollution, more traffic, etc.- MORE

May 16, 2016

Chairman Anderson, County Councilmember Berliner and Ms. Howerton,

Greetings. I am writing for the third time (the second time was in response to the non-responsive email I received from Mr. Berliner) to address the concerns of 1200 (give or take) households who live in **East Bethesda** (represented by the East Bethesda Citizen's Association). I urge you to avoid another **Westbard Debacle** scenario (with local and national media involvement). I urge to to rethink your obsession with literally destroying the human and ecological environment of East Bethesda due to your fixation on giving local developers the green light to do almost anything they propose, without regard to the concerns of the citizens of East Bethesda whose lives will be directly and negatively impacted by the current draft of the Bethesda Sector Plan (notwithstanding the few token changes). Where is Ms. Howerton in all of this? Has she visited East Bethesda recently and engaged in open discussions with our residents? What is her agenda? Based on my experience with GIS-based urban and rural cultural mapping in the Middle East, I simply cannot see where you have addressed our concerns about pedestrian deaths due to traffic density (and, quite frankly, the road rage that will result from it - note: that road rage is already there -try getting heading north out of East Bethesda on to Wisconsin toward the NIH and Navy Med.).

As I understand it, at your last planning board meeting you did **not** make the changes for East Bethesda that we the homeowner-taxpayer-citizens have asked for. Members of the Planning Board: Where are our rights - or do only the developers have rights (I am sure the Washington Post would be interested in this question). We demand with respect that you address the following two issues that are critical to the continued quality of the human and physical environment of East Bethesda:

1. the height and density in the new Bethesda sector plan are particularly excessive along the east side of Wisconsin Avenue
2. the height and density on the east side of Wisconsin Ave along East Bethesda should be reduced to be in line with other edge areas

Let me note for the record how completely undemocratic your planning process has been. For example, why do you go out of your way to please the developers (give them your time), yet at the same time, ignore the recommendations of your own professional planning staff (not to mention our requests -i.e. the requests of the homeowner-citizen-taxpayers of East Bethesda). Note: I see another **Westbard Debacle** raising its head!

With respect to your professional planning staff, my understanding is that they recognized that the height and density previously proposed for the eastern side of Wisconsin Avenue along East Bethesda - a residential neighborhood - are excessive, greatly surpassing the capacity of its narrow streets and making its two small parks and the proposed eastern greenway on Tilbury less attractive for users. If implemented in its current

iteration, the sector plan could lead to buildings 200-250 ft tall across the street from single family residences. No amount of step-down will address the fundamental problems with the plan.

Therefore, I have to conclude that your goal (in close parallel with that of the Developers) is not to prioritize keeping Bethesda sustainable for human habitation (i.e. I can only conclude that your goal is to ignore issues of flow and density as they relate to sustainable communities, and thus participate in the destruction of a healthy, viable, sustainable, longterm human residential settlement - i.e. East Bethesda).

Your recommendation for the east side of Wisconsin Avenue includes considerably taller buildings than in other edge areas and in some cases taller buildings than on the western side of the street (the side of the Triangle). **Mr. Chairman and Councilmember Berliner, why are you targeting East Bethesda with these destructive actions?**

Mr. Chairman and Councilmember Berliner, I would ask you both to answer this question: **How you define and understand the concepts of equity and sustainability stated in the vision for Bethesda in the proposed sector plan?** You are asking residents in edge areas to bear a very heavy burden in the ill conceived over-development that has taken place and will continue to take place. **Will it ever end?** Compared with the 1994 plan, the proposed plan has tripled heights in some locations along Wisconsin Ave. This is simply unacceptable (**think Westbard**).

In conclusion, along with my fellow residents of East Bethesda, I urge you to review and change the decisions you reached last Thursday for East Bethesda -- done without adequately listening to professional staff and local citizen-taxpayer-residents:

Avoid another Westbard Debacle and lower the heights on the east side of Wisconsin Ave to reflect heights in other edge areas.

Mr. Chairman and Councilmember Berliner, as I wrote to you recently, I have lived in East Bethesda since March 1984. I can attest to you that no issue that has made as many people upset and involved (**think Westbard**) as the ill-conceived proposed sector plan. It is a great threat to already inadequate infrastructure such as schools, parks, green space, and public transportation -- and to our quality of life and that of future residents.

In closing, despite my strong reservations concerning what the ultimate outcome of this process will be (given your seemingly unbreakable ties to developers), I thank the Board for starting to move (hopefully) in the right direction **to reduce the density in the Plan to a sustainable level.** I continue to urge the Board to ensure that any design guidelines in the Sector Plan include specific provisions to protect the edges and adjacent neighborhoods (like East Bethesda), including generous set-backs to buffer residences from new development, restrictions on cut-through traffic, and reduced height and density caps near residential properties.

With all good wishes,

Sincerely,

Carole A. O'Leary (4605 Chase Avenue, East Bethesda, MD 20814)

On Mon, May 2, 2016 at 8:43 AM, Carole O'Leary <carole.oleary01@gmail.com> wrote:
Greetings,

As an East Bethesda home owner (not renter) since 1984, I am writing to sharply protest

what the Planning Staff has proposed for Downtown Bethesda, **particularly along the borders of East Bethesda.**

There is simply nothing rational that can explain the decision making of the Planning Staff (except perhaps longtime, close ties with the developers and no ties with the homeowners of Downtown Bethesda -especially East Bethesda). No Social Scientist or Environmentalist would ever recommend what the draft Downtown Bethesda Sector Plan propose. Why? Because what the Planning Staff proposes will significantly add to already existing, over-impacted density (human and traffic) and pollution in this small, compact area of MC, MD.

In reviewing the proposed Downtown Bethesda Sector Plan, it is clear that the Planning Staff has **no concern for** (or understanding of) the **additional** negative impact that the proposed plan will cause on Downtown Bethesda (and on East Bethesda in particular - i.e., a longtime residential zone). **Please note that this proposed new damage must be understood in the context of the permanent damage that the Planning Board has already caused our Downtown Bethesda community - through long term, over-building projects that ignore density, scale, and human and environmental concerns (including pedestrian death due to overly dense, out of control traffic conditions).**

For example, **now** (not even in the future) I am often **trapped** in East Bethesda, unable to cross Wisconsin Ave (heading west) in my vehicle for several rotations of the traffic light (e.g., at Cheltenham and Wisconsin), unable to get across the intersection because the incredible high density traffic blocks the intersection for hours in the morning and evening.

Chairman Anderson, you need to reign in the Planning Board and amend this dangerous plan, which will ruin thousands of citizen's lives in an already over crowded (too high density) area -i.e. downtown Bethesda. Mr. Chairman, you need to address why the Planning Board (since I moved to the area in 1984) appears rank developers' interests first and citizens last. Why is this, Mr. Chairman? Can you explain the close (seemingly interlocked) interests of the Planning Board and local developers?

Mr. Chairman, need to explain (to us -the tax paying home owners) why the Planning Board's draft Sector Plan does not take into consideration the very real concerns of the tax paying home owners of downtown Bethesda, and East Bethesda in particular.

Mr. Chairman, you must be aware that the Planning Board did not conduct adequate studies on how this additional density will impact our already overly dense area (i.e. on traffic congestion -already DANGEROUSLY HIGH for drivers, pedestrians and bike riders alike), not to mention the further negative effect on BCC High School -which as you know has dropped way down in the ratings of MC high schools.

Mr. Chairman, Councilmember Mr. Berliner and Ms. Howerton, you need to put the breaks on this proposed plan, in order do a reality check. Please first start by personally walking the streets of East Bethesda (and those of already absurdly over-dense downtown Bethesda, to meet with residents in order to begin to comprehend what the Planning Board **has already done to our lives (as well as the damage the proposed sector plan will further do to our lives).**

And finally, I would like to know why the Planning Board targeted East Bethesda (my area) for approval of **even greater heights and densities than the downtown area?** This is insidious, dangerous and destructive. The citizens of East Bethesda will not stand for it. You will hear more from us, the national and local media will hear from us, and we will seek legal counsel on this critical matter.

Thank you and I would appreciate a written response that thoroughly addresses my concerns (not some boilerplate response).

Sincerely,

Carole A. O'Leary, Marc Micozzi (spouse) Alicia Micozzi/daughter (owners)
4605 Chase Ave
EAST BETHESDA, MD 20814
301 654 4706

Sincerely,
Prof. Carole A. O'Leary
Senior Adviser and Co-Director

Iraqi Kurdistan Religious Freedom Study/The Middle East Cultural Mapping Project

An Initiative of the Interdisciplinary Program in Law & Religion at
Catholic University's Columbus School of Law and Michael Moran & Associates, LLC
Washington, DC 20064 and Chevy Chase, MD 20815

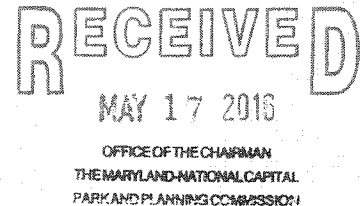
Tel: (01) 301 675 9809, E-mail: Carole.OLeary01@gmail.com

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MCP-Chair

From: Presley, Amy
Sent: Monday, May 16, 2016 5:02 PM
To: MCP-Chair
Subject: FW: Aldon/Brown Enhanced Affordable Housing Proposal

From: Barbara McCall
Sent: Monday, May 16, 2016 5:01:38 PM (UTC-05:00) Eastern Time (US & Canada)
To: Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Commissioner Marye Wells-Hartley; Presley, Amy
Cc: Wright, Gwen; Howerton, Leslye; nregel@shulmanrogers.com
Subject: Aldon/Brown Enhanced Affordable Housing Proposal



Dear Chair Anderson and Members of the Board:

Thank you for this opportunity to comment on and ask questions regarding the Aldon/Brown proposal for Enhanced Affordable Housing of May 9. This plan prompts many questions and renews many concerns of the Condo Associations neighboring the South Bethesda property involved.

First, let me call your attention to the fact that this site is part of the largest concentration of naturally occurring affordable housing in Bethesda. Along with its neighbors in South Bethesda – the HOC property (adjacent to Aldon between Bradley Boulevard and Chevy Chase Drive), also a Priority Sending Site, and properties along Strathmore Avenue north of Bradley that are part of the Starr proposal these many units constitute a significant portion of our housing stock. This Aldon and the HOC property are the only affordable housing Priority Sending Sites identified in the staff draft. It is our understanding that both the Planning Board and Montgomery County government want to disperse affordable housing and integrate it in a variety of neighborhoods. While an offer to provide 25 percent of new units as regulated affordable housing is tantalizing, this proposal concentrates affordable housing in South Bethesda. It also doubles the density that you considered appropriate to the area. I think these are critical starting points for your consideration of the Aldon proposal.

Since the June hearing our Associations have supported additional affordable housing throughout Bethesda so that a significant proportion of it is nearer Metro (we are at the half mile mark) or the major employers of NIH and the Walter Reed Military Medical complex. I enthusiastically support your decision to set 15 percent MPDU's as the standard for new development. I urge you to make this mandatory throughout Bethesda and not just incentivize it. Clearly, the Aldon proposal is intended to improve upon your action while obtaining a much larger number of modern market rate apartments for Aldon. Is this enhancement proposal to be applied uniquely to these Aldon properties? Will HOC's Priority Sending site properties receive the same enhancement? What about the new Priority Sending Sites that staff is planning to propose? Will they also qualify for the proposed incentive? Under the newly adopted "Option 3" will Aldon and potentially other Priority Sending Site developers be guaranteed FAR while all others get in line for it? Obviously, your decisions on these matters will affect the issues related to dispersion vs. concentration.

Second, in your earlier considerations regarding these South Bethesda properties you recognized the transitional nature of our neighborhood south of Bradley, as a mid-rise residential transition area between the intensive development of central Bethesda and Norwood Park and the single family neighborhood of Chevy Chase West. We are pleased that this proposal recognizes the 70' height and the residential character you have established for our edge area and support those aspects of this proposal.

However, in your earlier action you also recognized the limits of our infrastructure. Bradley Blvd, Offutt Lane and Chevy Chase Dr border these properties. Offutt Lane is 24 ½ feet wide curb to curb and this portion of Chevy Chase Dr is 21 ½ feet wide. The capacity of these residential streets is limited in terms of the number of cars and trucks that can be accommodated. This proposal does not take these limits into account. In addition, exit from all the properties south of Bradley onto Bradley Blvd including via Chevy Chase Dr is severely restricted as congestion backs up traffic at Bradley and Wisconsin. Pedestrian and bicycle safety are also an issue on our narrow residential streets, where there is no bicycle lane and a sidewalk on only one side of the street. Will Aldon dedicate land for public right of way to create 21st century streets to accommodate any proposed increase in density? Shouldn't a finding of infrastructure capacity to so substantially increase density be required? Certainly these issues should be included in your considerations.

As I have indicated to you we do not have enough parking in our area for current residents. This is the case even though many, perhaps most, of our residents use transit for commuting. In conversation with Aldon representatives, I have learned that they do not have parking for each of their units and their ratio of parking spaces per unit is below current requirements. Will this proposal rectify this situation? The "Concept/Plan" shows all of the land that Aldon currently uses for parking for these properties converted to green space – a lovely idea but not realistic. Moreover, I have been told by Aldon that the plan does not include underground parking. However, increasing the density necessitates underground parking not just for residents but also for guests and vendors. Will it be required, and will it be at adequate levels?

In addition, as we have told you previously we are very concerned about any map or plan that shows a continuation of Strathmore Ave as a street through the Aldon/HOC properties. We support only a pedestrian/biking path through the property to enhance access to Norwood Park. A new street providing a Strathmore Ave/ Chevy Chase Dr/ Hillandale bypass of Wisconsin Ave must be avoided.

Is Aldon proposing that a doubling of density be linked with the provision of 25 percent MPDU's in Priority Sending Sites as a matter of right? Or, will some more modest increase in density be provided after a reasonable increase in MPDU's and after a thorough review of on the ground considerations?

Now to some concerns about the actual number of units proposed in total and for regulated affordable housing. At the bottom right corner of the "Concept/ Plan" the proposal indicates approximately 602 market rate units with a minimum of 261 affordable units. That equals 30 percent of the units as MPDU's. However, if the totals in the small boxes are added, 728 market rate units plus 410 affordable units (total 1138) are proposed, amounting to 36 percent MPDU's. What exactly is the proposal? I hope the Planning Board will carefully review the current number of apartments and MPDU's and nail down exactly what net outcome can be expected. Also, the proposal only offers numbers of units, not size of units, which you have said would be important for providing housing for families and to determine the likely population and its impact on the area.

Let me offer one final consideration as you review this proposal. Aldon is proposing that "to encourage a mix of redevelopment and preservation, the affordable units created by the redevelopment may include a combination of new and existing qualified units onsite or within the

Bethesda Sector Planning Area..." What exactly does this mean? Will MPDU's be segregated in a particular building? Will the units and/or buildings be as is? Updated? New?

Thank you for this opportunity to lay out the concerns of the neighboring property owners. Thank you also for all of the time and attention you have given to developing a well thought out plan for Bethesda's downtown area and adjacent neighborhoods.

Cordially,

Barbara T. McCall

4720 Chevy Chase Dr. #502

Chevy Chase, MD 20815

MCP-Chair

From: Dreyfuss, Norman
Sent: Monday, May 16, 2016 5:09 PM
To: MCP-Chair
Subject: FW: Aldon Housing Enhancement Proposal
Attachments: Aldon Prop final.docx

From: Barbara McCall
Sent: Monday, May 16, 2016 5:08:35 PM (UTC-05:00) Eastern Time (US & Canada)
To: Dreyfuss, Norman
Subject: Aldon Housing Enhancement Proposal

Dear Commissioner Dreyfuss,
i have just sent a letter to the Members of the Planning Board outlining comments and questions about Aldon's Housing Enhancement Proposal, which I understand you will consider on Thursday. For your convenience it is attached. In the Board's earlier consideration of the Aldon and HOC properties in South Bethesda you recognized the value of scale and the vitality of our neighborhood. I would very much appreciate the opportunity to talk with you before Thursday's meeting. Would you please call me at 202-812-5430. Cordially, Barbara McCall

DRAFT

May 16, 2016

Dear Chair Anderson and Members of the Board:

Thank you for this opportunity to comment on and ask questions regarding the Aldon/Brown Family proposal for Enhanced Affordable Housing of May 9. This plan prompts many questions and renews many concerns of the Condo Associations neighboring the South Bethesda property involved.

First, let me call your attention to the fact that this site is part of the largest concentration of naturally occurring affordable housing in Bethesda. Along with its neighbors in South Bethesda – the HOC property (adjacent to Aldon between Bradley Boulevard and Chevy Chase Drive), also a Priority Sending Site, and properties along Strathmore Avenue north of Bradley that are part of the Starr proposal. This Aldon and the HOC property are the only affordable housing Priority Sending Sites identified in the staff draft. It is our understanding that both the Planning Board and Montgomery County government want to disperse affordable housing and integrate it in a variety of neighborhoods. While an offer to provide 25 percent of new units as regulated affordable housing is tantalizing, this proposal concentrates affordable housing in South Bethesda. It also doubles the density that you considered appropriate to the area. I think these are critical starting points for your consideration of the Aldon proposal.

Since the June hearing our Associations have supported additional affordable housing throughout Bethesda so that a significant proportion of it is nearer Metro (we are at the half mile mark) or the major employers of NIH and the Walter Reed Military Medical complex. I enthusiastically support your decision to set 15 percent MPDU's as the standard for new development. I urge you to make this mandatory throughout Bethesda and not just incentivize it. Clearly, the Aldon proposal is intended to improve upon your action while obtaining a much larger number of modern market rate apartments for Aldon. Is this enhancement proposal to be applied uniquely to these Aldon properties? Will HOC (with property also in the Priority Sending site) receive the same enhancement? What about the new Priority Sending Sites that staff is planning to propose? Will any be in support of regulated affordable housing, and if so, would they also qualify for the proposed incentive? Under the newly adopted "Option 3" will Aldon and potentially other Priority Sending Site developers be guaranteed FAR while all others get in line for it? Obviously, your decisions on these matters will affect the issues related to dispersion vs. concentration.

Second, in your earlier considerations regarding these South Bethesda properties you recognized the transitional nature of our neighborhood south of Bradley, as a mid-rise residential transition area between the intensive development of central Bethesda and Norwood Park and the single family neighborhood of Chevy Chase West. We are pleased that this proposal recognizes the 70' height and the residential character you have established for our edge area and support those aspects of this proposal.

However, in your earlier action you also recognized the limits of our infrastructure. Bradley Blvd, Offutt Lane and Chevy Chase Dr border these properties. Offutt Lane is 24 ½ feet wide curb to curb and this portion of Chevy Chase Dr is 21 ½ feet wide. The capacity of these residential streets is limited in terms of the number of cars and trucks that can be accommodated. This proposal does not take these limits into account. In addition, exit from all the properties south of Bradley onto Bradley Blvd including via Chevy Chase Dr is severely restricted as congestion backs up traffic at Bradley and Wisconsin. Pedestrian and bicycle safety are also an issue on our narrow residential streets, where there is no bicycle lane and a sidewalk on only one side of the street. Will Aldon dedicate land for public right of way to create 21st century streets to accommodate any proposed increase in density? Shouldn't a finding of infrastructure capacity to so substantially increase density be required? Certainly these issues should be included in your considerations.

As I have indicated to you we do not have enough parking in our area for current residents. This is the case even though many, perhaps most, of our residents use transit for commuting. In conversation with Aldon representatives, I have learned that they do not have parking for each of their units and their ratio of parking spaces per unit is below current requirements. Will this proposal rectify this situation? The "Concept/Plan" shows all of the land that Aldon currently uses for parking for these properties converted to green space – a lovely idea but not realistic. Moreover, I have been told by Aldon that the plan does not include underground parking. However, increasing the density necessitates underground parking not just for residents but also for guests and vendors. Will it be required, and will it be at adequate levels?

In addition, as we have told you previously we are very concerned about any map or plan that shows a continuation of Strathmore Ave as a street through the Aldon/HOC properties. We support only a pedestrian/biking path through the property to enhance access to Norwood Park. A new street providing a Strathmore Ave/ Chevy Chase Dr/ Hillandale bypass of Wisconsin Ave must be avoided.

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Now to some concerns about the actual number of units proposed in total and for regulated affordable housing. At the bottom right corner of the "Concept/ Plan" the proposal indicates approximately 602 market rate units with a minimum of 261 affordable units. That equals 30 percent of the units as MPDU's. However, if the totals in the small boxes are added, 728 market rate units plus 410 affordable units (total 1138) are proposed, amounting to 36 percent MPDU's. What exactly is the proposal? I hope the Planning Board will carefully review the current number of apartments and MPDU's and nail down exactly what net outcome can be expected. Also, the proposal only offers numbers of units, not size of units, which you have said

would be important for providing housing for families and to determine the likely population and its impact on the area.

Let me offer one final consideration as you review this proposal. Aldon is proposing that "to encourage a mix of redevelopment and preservation, the affordable units created by the redevelopment may include a combination of new and existing qualified units onsite or within the Bethesda Sector Planning Area..." What exactly does this mean? Will MPDU's be segregated in a particular building? Will the units and/or buildings be as is? Updated? New?

Thank you for this opportunity to lay out the concerns of the neighboring property owners. Thank you also for all of the time and attention you have given to developing a well thought out plan for Bethesda's downtown area and adjacent neighborhoods.

Cordially,

Barbara T. McCall

4720 Chevy Chase Dr. #502
Chevy Chase, MD 20815

MCP-Chair

From: Linda Miller <lindamiller88@gmail.com>
Sent: Monday, May 16, 2016 6:14 PM
To: MCP-Chair
Cc: Roger Berliner
Subject: Bethesda height and density

As long time residents of Bethesda, we join others in asking The Board to ensure that any design guidelines in the Plan include specific provisions to protect the edges and adjacent neighborhoods, including generous set-backs to buffer residences from new development, restrictions on cut-through traffic, and reduced height and density caps near residential properties.

We live want to maintain our "sense of place". We want to live in a community not a canyon.

We care and we vote.

Linda Miller and Greg Feil

MCP-Chair

From: Downing Lu <downing.lu@gmail.com>
Sent: Monday, May 16, 2016 9:42 PM
To: CM Berliner; MCP-Chair
Subject: A Smart Plan for East Bethesda

Dear Montgomery County Planning Board Commissioners,

Thank you for sincerely considering the needs of local East Bethesda Citizens Association residents when making long term development considerations. As an active duty military physician, I chose this area because of walkability to work (Walter Reed), the Metro (to the Pentagon), schools, the bike paths, quiet open space and other amenities. I'd like to see further consideration made to sustaining this pedestrian friendly neighborhood and further working to calm traffic (I have survived many near misses with cars).

Apologies for not being able to attend any planning meetings. I work full time and have young children to care for at night. I understand you have held many meetings and have met some of my wonderful neighbors on walks through the neighborhood.

I understand that the Planning staff deemed the proposed height and density for the eastern side of Wisconsin Avenue along East Bethesda - a residential neighborhood - are excessive, greatly surpassing the capacity of its narrow streets and making its two small parks and the proposed eastern greenway on Tilbury less attractive to use. If implemented, the sector plan could lead to buildings 200-250 ft tall across the street from single family residences. No amount of stepdown will make this attractive for residents to walk in near perpetual shadow.

The current recommendation for the east side of Wisconsin Avenue includes considerably taller buildings than in other edge areas and in some cases taller buildings than on the western side of the street (the side of the Triangle). This places a great burden on residents in edge areas. Compared with the 1994 plan, the proposed plan has tripled heights in some locations along Wisconsin Ave. This is unacceptable.

Please reconsider and change the decisions you reached last Thursday for East Bethesda -- done as I understand without adequately listening to professional staff and residents (many of whom like myself work full time and care for young children during the evenings).

My suggestions include:

Lower the heights on the east side of Wisconsin Ave to reflect heights in other edge areas. Increase traffic calming measures such as lower speed limits on Wisconsin between Cheltenham and Battery (major crossing points for our Elementary school children), raised crosswalks at key intersections, sidewalk grade bike lanes, limited entry points into the neighborhood and increased open space for all.

This currently proposed sector plan poses a great threat to already inadequate infrastructure such as schools, parks, green space, and public transportation -- and to our quality of life and that of future residents.

Thank you for your consideration.

Sincerely,

Downing Lu
EBCA Resident and Homeowner

MCP-Chair

From: Bill Felling <bill_felling@jsi.com>
Sent: Tuesday, May 17, 2016 8:48 AM
To: MCP-Chair
Cc: Kronenberg, Robert; kramerarch@att.net; sarobins@lercheary.com;
ike.leggett@montgomerycountymd.org
Subject: 7960 Old Georgetown Road

Dear Montgomery County Planning Board,

I write to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD. I was stunned to discover that this action was taken with no notification to neighborhood residents - I certainly was never notified that this request was even made, let alone that the Planning Board approved it, and only heard about it recently from my neighbors. Increasing the height and density will have a significant impact on me, my family, and my neighborhood because the Old Georgetown Office Park is located directly next to single-family homes and the single family community of Battery Park. As currently constructed, the Office Park already creates significant parking and traffic issues and at 35 feet high overshadows many of the neighboring single-family homes in the Battery Park neighborhood. Increasing the population density and permitted height will cause even more problems and diminish the attractiveness and livability of those homes and Battery Park.

I find it especially curious that the Planning Board's own Staff recognized the negative impact that grant of the zoning request would have on the neighboring single-family homes and community, and recommended that the Planning Board deny the request. And, indeed, prior to the Planning Board's April 28 meeting, the Planning Board itself had agreed with that recommendation. Nothing at that April 28 meeting, however, changed the basic facts underlying the Staff's or the Planning Board's prior determination. Therefore, it is hard to understand how the grant of the zoning request over the Staff's and Planning Board's own prior recommendation can be justified, especially considering that grant of the zoning request is inconsistent with the Master Plan itself. Actions like this, taken with limited public notice and in contravention to earlier decisions and staff recommendations, diminish the respect of all government agencies; the public deserves the right to know exactly what prompted the reversal, and have an opportunity to comment on it.

In light of these facts, I urge the Planning Board to reverse its prior grant.

Sincerely

William D. Felling

MCP-Chair

From: Katya Marin <katya.a.marin@gmail.com>
Sent: Tuesday, May 17, 2016 9:29 AM
To: MCP-Chair; councilmember.berliner@montgomerycountymd.gov; Howerton, Leslye; Anderson, Casey; Presley, Amy; Fani-Gonzalez, Natali; Wells-Harley, Marye; Dreyfuss, Norman; Wright, Gwen; councilmember.floreen@montgomerycountymd.gov; East Bethesda Citizens Association
Subject: Progress on the Bethesda Sector Plan
Attachments: Wisconsin-Rosedale.jpg

To the Planning Board, Planning Staff, and County Council,

I was in attendance for much of last Thursday's meeting, and watched the rest of it online.

I was heartened and grateful to see reconsideration given to some of the heights and densities in the Bethesda Sector Plan. These decisions will, obviously, affect Bethesda residents for years to come, as well as the countless visitors and commuters that pass through the area. While there were steps made in the right direction on May 12, there is still a long way to go. In particular, the 200' plus buildings proposed on Wisconsin are too tall for this area, for reasons you have heard, and reasons I will leave to others.

I prefer to focus here on the traffic studies. Planning Staff's traffic studies indicate that 3 of 4 intersections studied will fail if density is added to the Plan. Traffic studies assume that the Plan will be realized at 90% of proposed density. What this tells me is 1) that you will completely max out our roads with this plan, and 2) that you have left no room for error. It is imprudent to approve a plan that allows development to take us so close to the breaking point. Even if you don't believe that all of the development will take place, it's irresponsible to allow for even the remote possibility that we would bring traffic congestion to this threshold.

Regarding traffic, I would also add that the intersection of Jones Bridge and Wisconsin Avenue is a much better indicator of our failing roads. While it's true that the intersection at Wisconsin and Cedar technically gets more traffic (AADT 63.7K!), it is north of and PAST the choking point where NIH and Naval Medical employees merge on to Wisconsin. It's Wisconsin and Jones Bridge that get frozen, allowing only one or two cars through at a time. And this in turn chokes up Rosedale and Wisconsin (see attached photo), then East-West, and on down to Bradley. The point is, by the time you get to Cedar, things have resumed a relative flow. Try it and you'll see. (Or just check Google Maps at rush hour, and look at Wisconsin, Old Georgetown, and all of Woodmont Triangle.)

Which brings me to my next point. It has become abundantly clear that the Planning Staff and Planning Board are not sufficiently familiar with the area. You ALL should at very least visit, but

ideally would spend enough time in Bethesda to see the streets, the traffic patterns and the residential use cases that you are threatening to destroy.

For example, Ms. Presley claimed that the Woodmont Triangle area doesn't affect residents (and in fact referred to it as "our CBD," as though it were the Planning Board's to do with it as it pleases). The reality is that we walk and drive those streets to get to school, work and activities, most of us many times a day. Those blocks are backed up already, the sidewalks are busy with children walking and biking to and from school, and by adding even what you might project to be insignificant traffic (possibly erroneously), these street will fail pedestrians, bicyclists and drivers alike. Again, come and see. Not for 30 minutes, but day after day.

Simply put, your positions on the Board do not make you better qualified to make these decisions than the residents that you serve. And residents are trying to tell you that the Plan is too aggressive.

This isn't merely because we don't want to look at tall buildings, or live in their shadows. It is because we see that our infrastructure – the roads, the park, the schools (especially the schools) – is already failing. And while you claim that the Plan is devised with these things in mind, it is clear to many of us that it fails. Even if you disagree that it is LIKELY to fail, the RISK of failure is great enough that it should give you pause.

Lastly, there was a case made my Ms. Presley that you have put a great deal of time into these property-by-property decisions, and that there is no new information. I would say that decisions of this magnitude deserve revisiting; that regardless of the existence or absence of new information, these decisions may not have been sound to begin with; and that your job is to serve the good of Montgomery County residents even when, no especially when, it involves reevaluating your own work.

Respectfully,

Katya Marin

East Bethesda Resident since 2005

katya marin
301 648 3237



MCP-CTRACK

From: Robin Ritterhoff <robinritterhoff@hotmail.com>
Sent: Tuesday, May 17, 2016 11:28 AM
To: MCP-Chair; councilmember.berliner@montgomerycountymd.gov
Subject: Very Concerned about Zoning - East Bethesda

Dear Planning Board Chair & Council Member Berlin,

I have lived in East Bethesda for 23 years, having moved here from Capital Hill, DC. I specifically chose Montgomery County over DC or Virginia because of its good governance & our leaders' responsiveness to its citizens. I am hoping that in the current debate over zoning for East Bethesda & particularly the properties that border single family homes, your actions will bear out this faith in Montgomery County's governance.

I am glad that in the May 12 meeting, the Board decided to lower the sector's overall density cap by about 10 percent. That still seems to me like too many additional cars on our jammed-past-capacity roads, classrooms, and even more crowded metro platforms. But it's a step in the right direction.

But I am really aghast that there was no agreement to lower the heights of the tallest proposed developments: 250 ft on both sides of Cheltenham presently occupied by the car dealership and CVS are and the 200 ft building on Wisconsin Ave north of these buildings. This is just way too tall for construction next to our quiet neighborhood & destroys its character. That would speed Bethesda's evolution into the sterile, soulless office canyons of Roslyn but that sure is what it sounds like is happening!

Please show me through your planning board decisions that you are responsive to loyal residents of Bethesda and do not just answer to developers.

Sincerely,
Robin Ritterhoff
4515 West Virginia Avenue
Bethesda, MD 20814

MCP-TRACK

From: Ernie <ebkelly50@earthlink.net>
Sent: Tuesday, May 17, 2016 12:23 PM
To: MCP-Chair
Cc: Councilmember.Berliner@montgomerycountymd.gov
Subject: Bethesda Master Plan

We appreciate your continuing work to improve the Bethesda Master Plan, but we want to make sure you know that we feel this is only the beginning of this process. We continue to be concerned that the proposed density recommendations are not sustainable from the perspective of the existing infrastructure and the elementary school population for the Town of Chevy Chase. Further design guidelines must include specific provisions to protect the edges of the town and neighboring communities, including setbacks, restrictions on cut-through traffic and further reductions in height and density caps.

With best wishes,

Ernie and Sally Kelly
7300 Oak Lane
Chevy Chase, MD. 20815

MCP-CTRACK

From: Dlhopsky, Heather - HXD <HDlhopsky@linowes-law.com>
Sent: Tuesday, May 17, 2016 3:05 PM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye; brown@knopf-brown.com; Michele Rosenfeld (rosenfeldlaw@mail.com)
Subject: 5/12/16 Planning Board worksession on Bethesda Downtown Plan - Building heights discussion
Attachments: SnipImage.jpg

Dear Chairman Anderson and Members of the Planning Board,

I am submitting this email on behalf of ZOM Mid-Atlantic ("ZOM") regarding the properties located at 4816, 4820, and 4910 Moorland Lane and 7511, 7509, 7507, and 7505 Arlington Road, Bethesda (collectively, the "Properties") (while the property located at 4905 Edgemoor Lane is not presently under contract to ZOM, I note that the Planning Board's prior rezoning recommendation for the Properties also applied to this property as well). This email is in response to the Planning Board's significant discussion at their worksession on Thursday evening (May 12th) regarding appropriate building heights for edges that are adjacent to single-family residential. There was much discussion of the appropriate heights for these areas, and Staff recommended and the Board agreed that a maximum of 70 feet in height is appropriate for these areas.

There was brief mention of the Properties that ZOM has under contract and, in particular, Commissioner Presley noted the discrepancy between the 70-foot building heights that the Planning Board approved at the May 12th worksession for edge districts next to single-family residential, and the only 60 feet approved for the Properties at the Board's worksession on April 28th. I am submitting this email to further highlight this discrepancy, and to ask that in light of the decisions made at the worksession this past Thursday evening, the Board revisit whether 70 feet in height should also be recommended for the Properties.

To call the Properties an "edge" seems questionable given that they are within a block or two of the heart of the downtown and a 5-minute walk from Metro. In fact, the slide that Staff presented for this discussion (a copy of which is attached), does not even include the Properties in these "edge" areas where Staff recommended and the Board agreed that height should be limited to 70 feet. If building heights in the blue "edge" areas should be limited to 70 feet, and the Properties are actually located between the 70-foot "edges" and the heart of Bethesda and the Metro Station, why would the Properties drop to 60 feet in height from the 70-foot edges to the west, before heights immediately spring up on the east side of the Properties to 150 feet?

In addition to not even being shown by Staff on the attached slide as located in an "edge", these Properties are certainly not adjacent to single-family residential. As was noted by several of the Board members at the April 28th worksession, the Properties are separated from single-family residential by the Bethesda Elementary School and their ballfields, with the nearest single-family home being, even at the very closest point, over 250 feet from the Properties.

Lastly, even if the Properties are revised to reflect 70 feet in height, ZOM still would propose to adhere to the previous recommendation that building height step down on the Arlington Road frontage to 60 feet. There was some discussion at the May 12th worksession as to whether the Properties have sufficient depth in order to accommodate this setback. This setback was originally recommended at the Board's January 7th worksession, and ZOM and its consultants have had ample time to study this setback. ZOM and its consultants are comfortable that the Properties have sufficient depth to accommodate a meaningful setback from 60 feet in height along Arlington to 70 feet in height on the eastern side of the Properties.

In summary, if the Board recommended last Thursday evening that edge properties next to single-family residential be reduced to 70 feet in height, why would it retain its recommendation that the Properties, which

are not next to single-family residential and in fact are over 250 feet from the nearest single-family residential, be limited to 60 feet in height?

I recognize that the Board is unlikely to allow further additional testimony or comments at the upcoming worksession(s) regarding specific properties and, rather, directed interested property owners and representatives to submit written comments. Thus, I am submitting this email to request that the Board revisit its decision to restrict height on the Properties to 60 feet in light of its significant discussion last Thursday evening that 70 feet is appropriate for edge properties even when they are next to single-family residential, which the Properties are not.

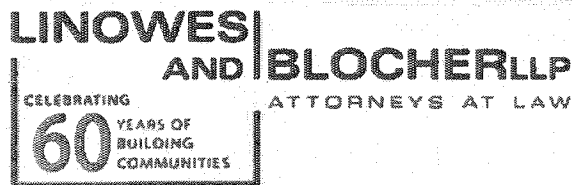
Thank you for your consideration of my comments.

Heather

Heather Dlhopsky
Partner

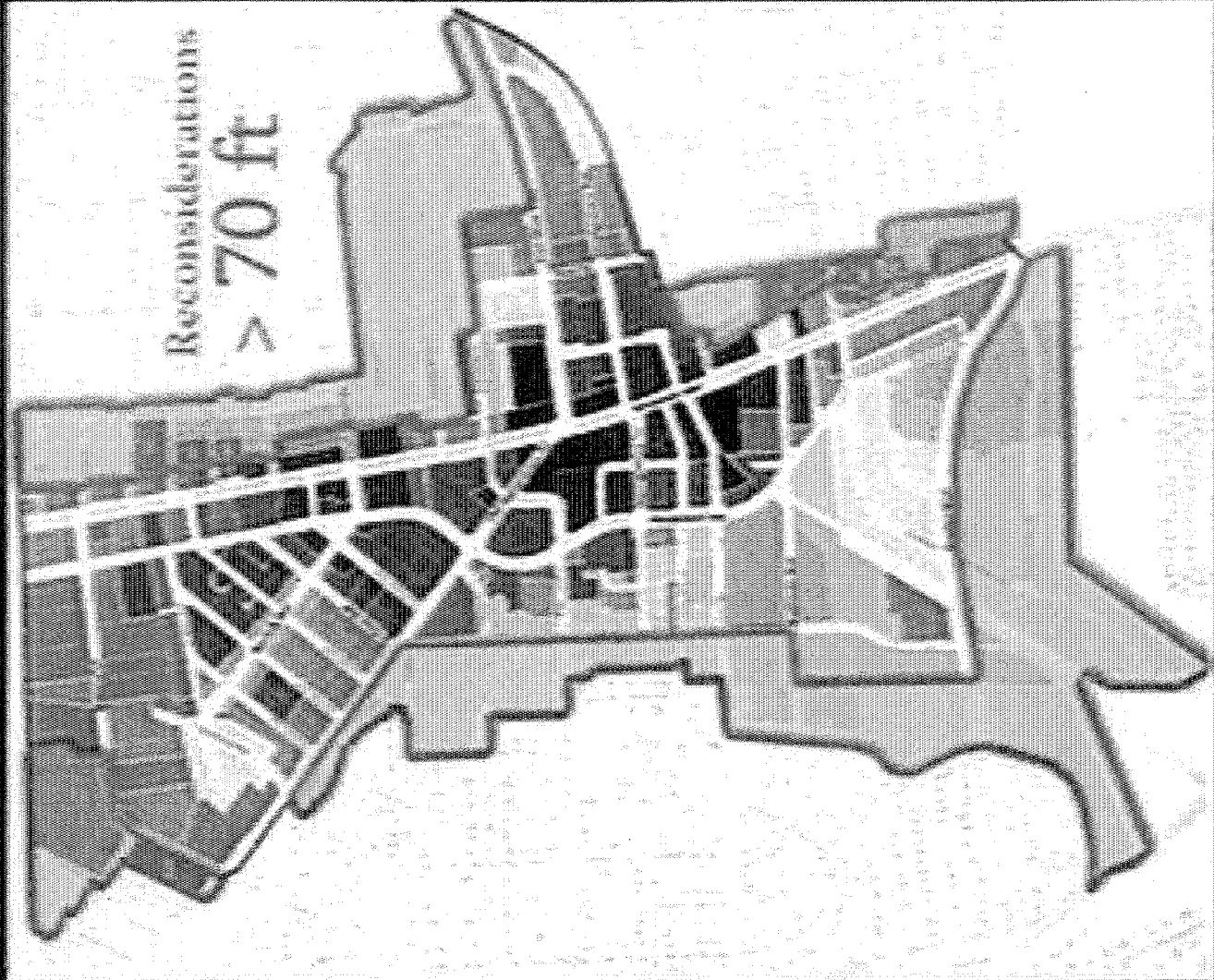
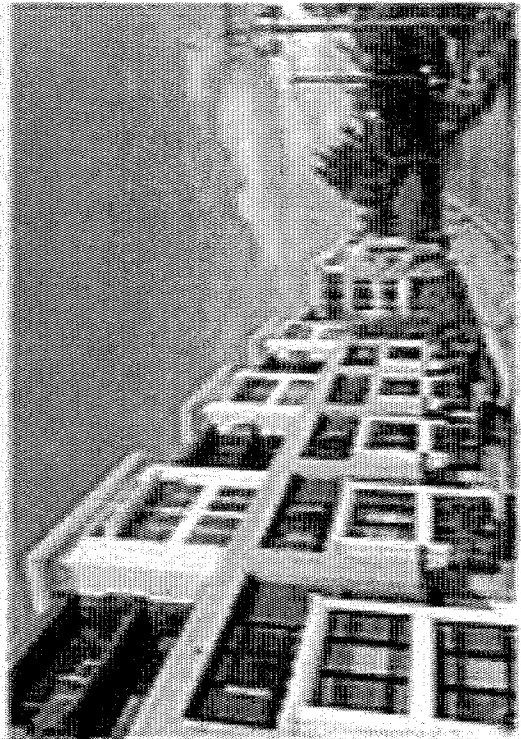
Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, Maryland 20814

Direct: 301.961.5270
Main: 301.654.0504
E-mail: hdlhopsky@linowes-law.com
LinkedIn: www.linkedin.com/in/heatherdlhopsky
Website: www.linowes-law.com



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Edges as Transitions Up to 70 ft



Reconsiderations
> 70 ft

MCP-CTRACK

From: O'Neil, Patrick L. <ploneil@lercheearly.com>
Sent: Tuesday, May 17, 2016 3:43 PM
To: MCP-Chair
Cc: O'Neil, Patrick L.; Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; 'David Dabney (ddabney@bethesda.org)'
Subject: Unification of Bethesda Sector Plan District Boundaries
Attachments: Anderson Unification Ltr.pdf

Chairman Anderson –

Please accept the attached letter from the Bethesda Urban Partnership (“BUP”) regarding a request that the Planning Board recommend the unification of the various Bethesda Sector Plan districts in the Planning Board Draft. We apologize for raising this issue late in the process but it only recently came to our attention and the proposed boundary unification also needed to get BUP Board approval. If you have any questions about the request, please do not hesitate to contact me directly.

Best,

Patrick O'Neil
BUP Chair

--

Patrick L. O'Neil - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 657-0738 Fax: (301) 347-1536 - ploneil@lercheearly.com
Cell: (202) 330-1127
Bio: www.lercheearly.com/team/patrick-l-oneil
Vcard: www.lercheearly.com/team/patrick-l-oneil-vcard

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Business, Residents and
Government Working for
a Better Bethesda

Bethesda Urban Partnership, Inc.
1700 Montgomery Road
Silver Spring, MD 20910

410.715.3600
410.715.3610
www.bup.org

May 16, 2016



Casey Anderson, Esq.
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Unification of Sector Plan Boundaries

Dear Mr. Anderson:

I am writing on behalf of the Bethesda Urban Partnership ("BUP") to request that the Montgomery County Planning Board consider unifying the contours of the various districts located within the Bethesda Sector Plan (the "Sector Plan") area. As shown on the attached map prepared by Montgomery County DTS-GIS, the Sector Plan encompasses the Central Business District, the Urban District, the Arts & Entertainment District, the Parking Lot District and the Transportation Management District. Each of these districts evolved independently over time to accomplish discreet objectives. Bethesda now functions as a cohesive and well defined urban area and many of the once relevant district lines have been blurred by this reality. For example, properties on the west side of Woodmont Avenue, between Middlesex and Hampden Lanes, are excluded from the Urban District, even though they clearly benefit directly from Urban District amenities. Similarly, residential properties along Bradley Boulevard are beneficiaries of transportation demand management opportunities provided by the expanded Bethesda Circulator, but they are not within the Transportation Management District.

As the Planning Board continues its review of the Bethesda Sector Plan, BUP suggests a Sector Plan recommendation advocating the elimination of outdated districts and/or the uniformity of district boundaries. This recommendation would encourage the County Council to legislatively review and update the purpose and scope of the current Bethesda districts. Notably, BUP welcomes the opportunity to foster greater residential/business collaboration in an expanded and cutting-edge Transportation Management District. BUP also sees value in expanding Urban District boundaries to more broadly enhance streetscape services and community programming for the benefit of all Bethesda businesses and residents. This Council-level discussion would also include alternate funding sources to the extent BUP's responsibilities are expanded in a material way.

BUP thanks you in advance for your consideration of its request.

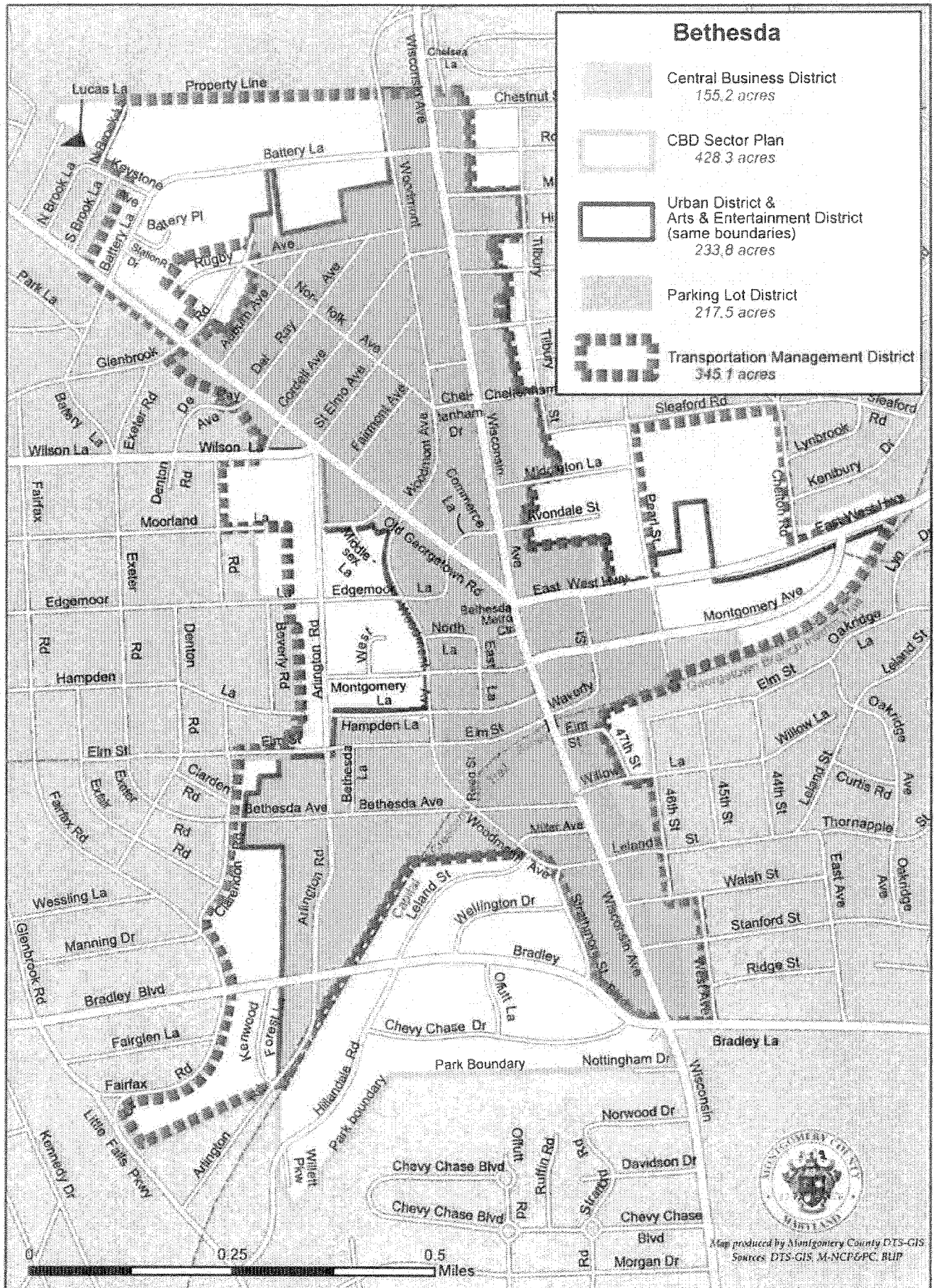
Sincerely yours,








Patrick L. O'Neil,
Chair

Enclosure: As stated

cc: Bethesda Urban Partnership Board
Gwen Wright
Leslye Howerton
Robert Kronenberg



Bethesda

-  Central Business District
155.2 acres
-  CBD Sector Plan
428.3 acres
-  Urban District & Arts & Entertainment District
(same boundaries)
233.8 acres
-  Parking Lot District
217.5 acres
-  Transportation Management District
345.1 acres

Map produced by Montgomery County DTS-GIS
Sources: DTS-GIS, M-NCPEPC, RUP

Howerton, Leslye

From: David W. Brown <brown@knopf-brown.com>
Sent: Tuesday, May 17, 2016 4:39 PM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye; hdlhopolsky
Subject: Re: 5/12/16 Planning Board worksession on Bethesda Downtown Plan - Building heights/FAR discussion

Dear Chair Anderson and Members of the Planning Board:

I write on behalf of my client, Peter Manian, owner of 7505 Arlington Road regarding the assemblage of properties along Arlington Road and Moorland Lane (Holdover Properties #5 on the spreadsheet), for which staff has recommended rezoning as follows: CR 2.75, C-0.25, R-2.75, H-60. Mr. Manian's property is listed among those for this rezoning recommendation. First, I want to echo Mr. Manian's support for the request, sent in by email today by Heather Dlhopsky, Esq. on behalf of ZOM for the Board to consider a height limit of 70' for these properties, given ZOM's expectation that it would develop them with a height/setback restriction with a 60' height limit along Arlington Road.

Second, and of particular significance for Mr. Manian's property, if the Board as anticipated proceeds with the option of recommending height changes in the Sector Plan but relegating all Sector Plan FAR increases over base zoning to an advisory Appendix, it is my understanding that developers will be obliged to proceed on some sort of first-come-first-served for the additional density drawn from what has been approved *en masse* for the Sector Plan, with no assurance that the increased density ultimately approved for their projects will be higher, lower, or the same as provisionally determined in the earlier Board deliberations, which will be merely an historical reference in the Appendix.

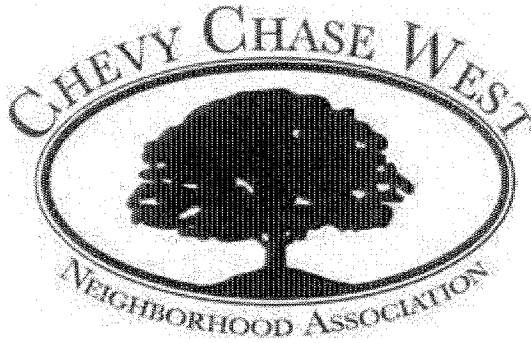
This is a fairly straightforward and easily implemented approach to FAR allocation, except that in Mr. Manian's case, the base zoning FAR for his property is **zero**, whereas what is shown in the spreadsheet for all the properties in the Holdover ZOM group as existing base zoning is CR-2.25, C-0.5, R-2.0, H-35T. This is correct for the other properties, but his property is zoned R-60, arising from the fact that it is the lone surviving single-family residence used as such on this block facing Arlington Road. All appear to be in agreement that his property merits CR zoning in the Sector Plan. The simplest solution, in keeping with the currently approved FAR allocation plan, would be to bring his property into parity with the others in the Holdover group by rezoning to CR-2.25, C-0.25, R-2.25, H-60, if that is the final recommendation of the Board for this group of properties (or H-70 if Ms. Dlhopsky's request finds merit with the Board).

Thanks for your attention to this small but important wrinkle in the FAR allocation plan.

David W. Brown
Knopf & Brown
401 E. Jefferson St. Suite 206
Rockville, Maryland 20850
(301) 545-6100

Howerton, Leslye

From: Naomi Spinrad <nspinrad68@verizon.net>
Sent: Tuesday, May 17, 2016 9:49 PM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Norman Dreyfuss; Fani-Gonzalez, Natali; Presley, Amy
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye
Subject: Green space/Fire Station 6



Dear Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Fani-Gonzalez, and Presley:

The Bethesda Fire Department recently wrote to you objecting to the Chevy Chase West proposal that the undeveloped space directly west of the Fire Station 6 building be designated as green space.

Our purpose in making that proposal was in part to provide an alternate avenue for the BFD to raise funds to help update or rebuild the fire station; this proposal would do that and would in addition create a green area larger than any other within the plan boundaries. Legacy Open Space Program funds or some other source of funding could be used to obtain the space should it become available. No “public taking” was proposed or even contemplated. It’s surprising that the BFD would reject yet another possible way to raise funds.

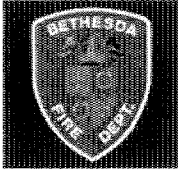
Nor is this proposal in conflict with our willingness to accept the Planning Board’s recommendation of a floating zone for this property, especially since the BFD has repeatedly stated that redevelopment is only one of several options they are considering.

There was no agreement between the BFD, CCW, and/or the neighboring condos regarding the floating zone. In fact we each separately accepted the Planning Board’s proposal for a floating zone. CCW sees no dissonance between these planning options, the floating zone and the green space.

Thank you, as always, for considering these points. We hope that you’ll agree that the green space option has potential benefits for all of us.

Sincerely,

Naomi Spinrad
Vice President/Development
Chevy Chase West Neighborhood Association



May 17, 2016

Mr. Casey Anderson, Planning Board Chair
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Bethesda Fire Department Inc.
6600 Wisconsin Avenue

Dear Chair Anderson:

Bethesda Fire Department, Inc. ("BFD") would like to respond to recent comments from Board Member Norman Dreyfuss and Planning Director Gwen Wright at the end of the May 12th hearing when they suggested that the BFD property be considered for an open space purchase by the County (Mr. Dreyfuss) or possibly be considered as a sending site for density (Ms. Wright).

We stand by our opposition to the property being designated as a park as outlined in our April 25, 2016 letter. We oppose the alternative suggestion that the County buy the property for open space with similar reasoning as well.

We similarly oppose the idea that the property be designated as a sending site as the financial value of the sending FAR would be a fractional value of the FAR value for developing the property.

On February 4, 2016, Nat Finkelstein of our board and our consultant Bob Stoddard were present for the discussion of our property in the Bethesda Downtown Plan. At your suggestion, BFD agreed to a compromise solution of designating this parcel as a floating zone for future consideration when BFD can justify a need and has a formal plan ready for discussion with all the stakeholders in the community.

The BFD position on this land and its current or future use as a fire and rescue facility should be carefully considered. I am certain that you and the board recognize that any redevelopment of the BFD land will be for the purpose of constructing a fire station that will provide the necessary fire and rescue service for the Bethesda and Chevy Chase area. This will be necessary when and if the county does not have adequate funds to construct a new free standing station. Even if the county could provide the funds the total land area including the undeveloped adjacent lot may be necessary to construct a facility which is large enough to accommodate the increasing needs of the expanded Bethesda and Chevy Chase areas.

6600 Wisconsin Avenue
Bethesda, MD 20815



We respectfully request that you and the other Board members will disregard these alternative proposals and move forward with the concept of a floating zone as discussed with the Board on February 4, 2016 and further discussed and clarified with staff on March 9, 2016.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "G. Davies".

Grant Davies Chair Land Use Committee

Cc: Leslye Howerton
Gwen Wright
Robert Kronenberg

6600 Wisconsin Avenue
Bethesda, MD 20815