

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

April 19, 2016

Barbara A. Sears
bscars@linowes-law.com
301.961.5157

Leslye Howerton
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Bethesda Downtown Plan – Parts of Lots 510-513, Lots 613, 621, and 655 Woodmont
Subdivision, Bethesda

Dear Ms. Howerton:

Our firm represents Bethesda Land LLC, the owner of Lot 655, Woodmont Subdivision (the 7-11 Property). Bethesda Land LLC is working with the Charles H. Goldberg Family Trust, owner of Lot 613, the Betty Lee Goldberg Trust, owner of Lot 621, and Bethmont LLC, owner of parts of Lots 510 through 513, Woodmont Subdivision (collectively, the "Properties"). The Properties comprise the majority of the block bounded by Wisconsin Avenue to the east, Norfolk Avenue to the south, Woodmont Avenue to the west, and Fairmont Avenue to the north (the "Block"). The owners of the Properties are currently collaborating on a redevelopment vision for the Properties to achieve the goals in the staff draft of the Bethesda Downtown Plan (the "Staff Plan") of creating redevelopment with certain elements to distinguish the Woodmont Triangle neighborhood as a desirable place to live, visit, and return to. The Staff Plan acknowledges that allowing 250 feet in height is important to this placemaking effort; however, it only recommends a maximum cumulative density of 6.0 FAR.

Currently, the Staff Plan calls for a portion of the Block to serve as a new priority park area to expand Veterans' Park along Norfolk Avenue, which is proposed to be transformed into a shared street from Wisconsin Avenue to the Battery Lane Urban Park. Based on SDAT records, the total square footage of the Properties, exclusive of street dedications, is approximately 28,800 square feet. To accomplish the goals of the Staff Plan, including the provision of 15% MPDUs, we request an 8.0 FAR and a height of 290 feet (CR 8.0, C-8.0, R-8.0, H-290). This zoning would put the Properties on par with the height and density of several other buildings in the activity nodes identified in the Staff Plan while distinguishing it due to its critical location as the anticipated gateway to the Woodmont Triangle neighborhood with a newly expanded civic green and recreational street.

The increase to 8.0 FAR and 290' height will facilitate a strengthened center of activity around an expanded Veterans' Park. This zoning will allow the Properties to redevelop with an urban

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Leslye Howerton
April 19, 2016
Page 2

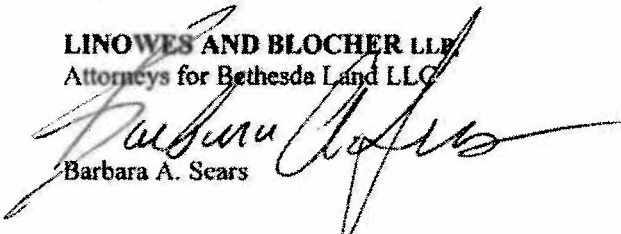
design that will accentuate the envisioned gathering area and invigorate pedestrian activity in the new civic green along a shared recreational street connecting Wisconsin Avenue with Norfolk Avenue into the neighborhood to bolster its unique identity. As noted, it is important to highlight redevelopment of the Properties as a marker for a center of activity if the land use and placemaking goals of the Draft Plan are to be achieved.

The Properties' owners are also committed to exploring the incorporation of a black box theater and a diversity of housing to ensure a vibrant, walkable, and transit-oriented lifestyle is available to a broad range of incomes and ages. The requested zoning for the Properties is consistent with these objectives and encourages redevelopment that will achieve numerous recommended public benefits proposed in the Staff Plan, including new housing options in downtown Bethesda.

Thank you for the opportunity to share our comments. We look forward to working with you in creating a dynamic plan.

Very truly yours,


LINOWES AND BLOCHER LLP
Attorneys for Bethesda Land LLC


Barbara A. Sears

CHARLES H. GOLDBERG FAMILY TRUST
AND THE BETTY LEE GOLDBERG TRUST

By:

Title:


Trustee

cc: Gwen Wright
Robert Kronenberg
Aris Mardirossian
David Goldberg
Herb Patterson

MCP-CTRACK

From: angus sinclair <angusmail@verizon.net>
Sent: Wednesday, April 20, 2016 9:28 AM
To: MCP-Chair
Cc: Howerton, Leslye
Subject: Arlington North
Attachments: Figure 3.2 B CBD.jpg

RECEIVED
0495
APR 20 2016

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

April 13, 2016

Casey Anderson, Chair
Montgomery County Planning Board

Dear Chairman Anderson,

I would like to speak at Bethesda Downtown Sector Plan - Worksession #11.
It is currently scheduled for 1:00 pm, Thursday, April 28, 2016.
My subject will center upon building height limits between Edgemoor Ln. and Moorland Ln..
I am an individual, representing only myself.
Figure 3.2, page 39, of the Bethesda Central Business District Sector Plan is attached.
For your convenience, the attachment is depicted below.
I request Figure 3.2 be shown by your staff on your visual facilities all during my appearance.

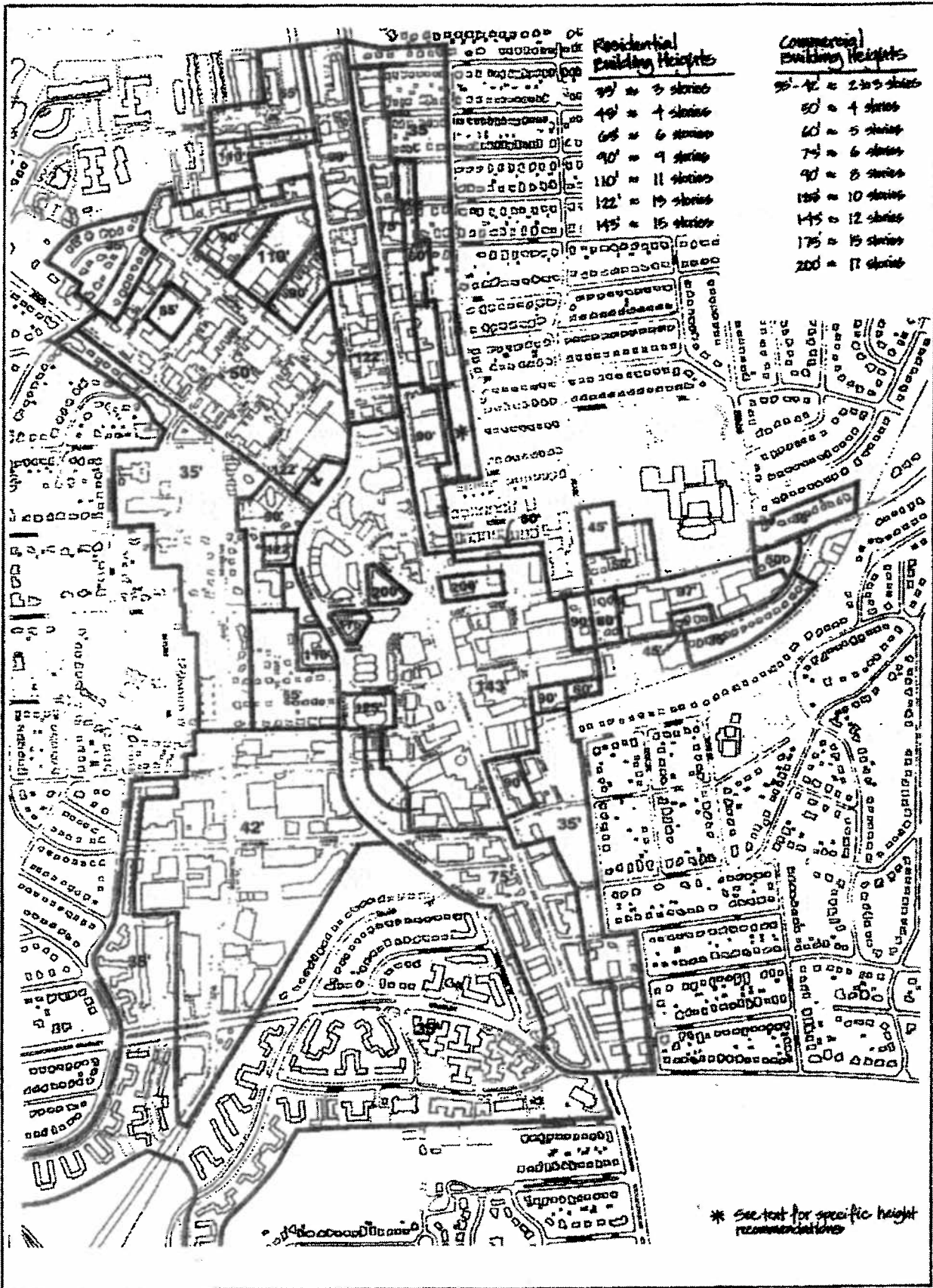
Angus Sinclair
4808 Moorland Ln. #403
Bethesda, Md. 20814
Tel: 301-656-1864

Copy: Leslye.Howerton@montgomeryplanning.org

Attachments:

BUILDING HEIGHT LIMITS

FIGURE 3.2



RECEIVED

0489
APR 18 2016

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

MCP-Chair

From: Lisa Volpe McCabe <lisavee@mindspring.com>
Sent: Monday, April 18, 2016 11:58 AM
To: MCP-Chair; Howerton, Leslye
Cc: Councilmember.berliner@montgomerycountymd.gov; president@ebca.org
Subject: Bethesda Sector Plan Concerns
Attachments: EBCA Sector Letter 041816 .pdf

Dear Chairman Anderson:

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.

Please see the attached letter I am submitting today asking that you reevaluate a number of properties on Wisconsin Avenue directly bordering our neighborhood.

Thank you.

Sincerely,

Lisa McCabe
President, EBCA
president@ebca.org



April 18, 2016

Mr. Casey Anderson
Chairman, Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910
Via email: MCP-Chair@mncppc-mc.org

Cc: Leslye Howerton, Montgomery Planning Department Staff
Leslye.howerton@montgomeryplanning.org

Councilmember Roger Berliner, Montgomery County Council
Councilmember.berliner@montgomerycountymd.gov

Dear Chairman Anderson:

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 are writing you today to ask that you reevaluate the following properties along Wisconsin Ave directly bordering our neighborhood:

- Avondale to Cheltenham Drive – East side of Wisconsin Ave. These properties should not exceed H-110 as set forth in the Staff Plan. Also we urge you to consider adding the small Parking Lot 41 to the Greenway concept. It would add connectivity to a sidewalk system already in place and will help protect the R-60 homes that are directly next to it.
- South side of Cheltenham Drive to Chase Avenue – East side of Wisconsin Ave. We are concerned with the increase from H-75-90 in the 1994 Sector Plan to H-250 in the 2015 Staff Plan and Board recommendation. This is an unacceptable height, and corresponding density, to be within one block of established single-family homes. Cheltenham Drive and Chase Avenue are already heavily travelled gateways into our residential neighborhood. A 250 foot building allowed 120 feet to the west of the Greenway will greatly negate the proposed enhancements of an open space area. The scale of any new buildings at these locations should be kept consistent to others along the East side of Wisconsin Ave (H-110 to H-120 as recommended in the Staff Plan).
- The Planning Board recommended increasing the proposed step-downs heights along Tilbury Street to a range of H-70 to H-110 (including H-90 for Lot 25). These heights are unacceptable to be abutting single-family homes. The Planning Staff recommendation of 35'-70 is more appropriate for these locations - if a sufficient Greenway is included.
- We greatly appreciate and support the Eastern Greenway (as well as Bike Priority / Canopy Corridor) concept along Tilbury Street. The Eastern Greenway concept is critical to provide a sufficient buffer between buildings and single-family homes. A stated goal of the Sector Plan is more open space and green space and this is the ideal location to implement that

goal. We request that the width (in feet) of the setback/Greenway (as stated in the Greenway Tier definitions) be greater than the proposed height of the building step-downs along Tilbury Street. In addition, the concept of the Greenway should be extended north to a more natural cut-off at Chestnut Street (which is also a proposed Bike Priority/Canopy Corridor)

- Chase Ave to Chestnut Street – East side of Wisconsin Ave. We oppose any additional heights and density above the Planning Department's recommendations of H-120 along Wisconsin Ave.
- We understand that Norfolk Avenue / Woodmont Ave on the West side of Wisconsin Avenue is set to be the gateway to the Woodmont Triangle Area and that the area is to be considered a High Performance Area. This implementation should not cross Wisconsin Avenue to the East in order to preserve scale and character along our residential border.
- We support the concept of a Civic Green along Cheltenham Drive west of Wisconsin Ave. Woodmont Triangle has minimal public open space and parks and is an area of rapid population growth. Veteran's Park is already frequently used to its maximum capacity. The Civic Green open area would be critical to support the goals of increased walkability, open space, green space, and to decrease the canyon effect of the surrounding current and proposed building heights.
- Our neighborhood consists of many residents who walk and bike throughout the Downtown Bethesda area, including families and children who walk and bike to school at Bethesda Elementary through the Woodmont Triangle Area (and across many busy roads). It is critical that this walkability, and pedestrian and biker safety is given greater consideration in the implementation of this Plan.

We would like for the Planning Department and Planning Board to reconsider these locations, proposed heights and densities, and issues to better protect the encroachment of development on neighboring single-family residences in East Bethesda.

Sincerely,



President, EBCA president@ebca.org

MCP-CTRACK

From: Nancy Holland <nancy.holland@rcn.com>
Sent: Monday, April 18, 2016 2:32 PM
To: MCP-Chair
Subject: changes to the Bethesda Plan

I am very concerned by the changes to the Bethesda Plan contemplated by the Planning Board. I am particularly concerned with the increase in building heights to buildings adjacent to our neighborhood. Further, it seems that the Planning Board is consistently overturning the recommendations of Planning Board staff which leads me to question why you have staff or possibly you have the wrong people working for you, if their judgement is constantly in question.

Nancy Holland
4517 S Chelsea Ln
Bethesda, MD 20814

301-656-8754

EPISCOPAL DIOCESE OF WASHINGTON

THE DISTRICT OF COLUMBIA † MONTGOMERY COUNTY, PRINCE GEORGE'S COUNTY, CHARLES COUNTY, ST. MARY'S COUNTY, MARYLAND

RECEIVED
0486
APR 18 2016

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

April 12, 2016

The Honorable Roger Berliner, Council Vice President
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Mr. Casey Anderson, Chairman
Montgomery County Planning Board
Maryland National Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: St. John's Episcopal Church, Norwood Parish and the Draft
Bethesda Plan

Dear Mr. Berliner, Chairman Anderson and Members of the Planning Board:

I write on behalf of the Episcopal Diocese of Washington with respect to the pending staff draft of the Bethesda Downtown Plan as it would affect one of our parishes, St. John's Episcopal Church, Norwood Parish, located at 6701 Wisconsin Avenue. In the polity of the Episcopal Church, parish churches like St John's, Norwood hold title to their real property, although the diocese in which the parish is located has certain oversight responsibilities concerning that property. In addition to our responsibilities concerning the administration of real property, the Bishop and other diocesan leaders have a strong and abiding interest in the welfare of all of the parishes over which we exercise canonical supervision.

April 12, 2016

Page 2

The Diocese of Washington comprises 88 parishes in the District of Columbia, and Montgomery, Prince George's, Charles and St. Mary's Counties in Maryland. Among those parishes, St. John's, Norwood is among the most vital and dynamic and we have a keen interest in helping to assure that there are no impediments that would undermine the continued and future success of the parish.

At a time when in our society when many parish churches work hard just to remain stable in size, St. John's, Norwood Parish has enjoyed very significant growth of its congregation. At a time when the challenges of congregational life can sometimes cause a religious community to become very insular, St. John's, Norwood Parish has continued the parish's longstanding tradition of maintaining a strong relationship with the people and institutions of the community it serves. We have enormous admiration for the leaders of this wonderful community within the Episcopal Church in the Diocese of Washington.

The draft Bethesda Downtown Plan is an impressive proposal and contains a number of important features that we believe to be particularly essential to long term health and vitality of St. John's and its ability to continue to thrive both as a key presence of the Episcopal Church and as a pillar of the Bethesda community. The three elements that are of particularly strong interest to us include: uniform zoning of the church's property, the designation of St. John's as a Priority Sending Site, and the responsible development of the adjacent property at 6801 Wisconsin Avenue.

We understand the reality that continued real estate development within prudent limits is essential for the growth and health of the Bethesda community. As that development affects St. John's, we are especially concerned with the anticipated development of the adjacent property along Wisconsin Avenue. We strongly support the elements of the Plan that would permit greater building height along Wisconsin Avenue. We specifically request that you grant sufficient height to the permitted development of the property next to St John's that would provide a buffer between that property and the Church nave, memorial garden and columbarium. The taller and thinner the building, the greater the opportunity there will be for a development that maintains light on the Church property, fits comfortably on

April 12, 2016

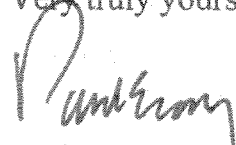
Page 3

Wisconsin Avenue, and minimizes disruption to ongoing services and events at St. John's.

We urge that the Planning Board endorse a plan that provides for the uniform zoning of the church property and sufficient density to allow St. John's to improve its facilities and continue its historic role in the community that it has served for over 140 years. Finally, we request that the final plan provide for the designation of St. John's as a Priority Sending Site with the right to sell its excess density at fair market value to help assure that the church can meet its future needs.

We commend the excellent work that has gone into the development of the draft Bethesda Downtown Plan and we thank you for your consideration of our views.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul E. Cooney", written over a faint circular stamp or watermark.

Paul E. Cooney
Canon to the Ordinary and
Chief Operating Officer

MCP-CTRACK

From: Terrence Sauvain Jr <secnerret@gmail.com>
Sent: Thursday, April 14, 2016 10:57 PM
To: MCP-Chair
Cc: Councilmember.elrich@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov;
councilmember.leventhal@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov;
councilmember.berliner@montgomerycountymd.gov
Subject: Re: Bethesda Master Plan--Arlington Road North
Attachments: Anderson Planning Board Letter.pdf; ATT00001.txt

Please find below a version of my letter with lower resolution graphics and a reduced file size. I apologize for the unexpectedly large file size of the previously sent version.

Terry Sauvain

RECEIVED
0483
APR 15 2016

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

Terrence Sauvain, Jr
4808 Moorland Ln, #903
Bethesda, MD 20814
April 13, 2016

Mr. Casey Anderson, Chair, and Members
of the Planning Board
Montgomery County Planning Board
8787 Georgia Ave
Silver Spring, MD 20910

Dear Chairman Anderson and Members of the Planning Board:

I'm writing as a resident of Bethesda to let you know of my serious concerns with the way the planning process is going forward on the revised Bethesda Master Plan. People in Tacoma Park, Rockville, and other incorporated areas of the county point to planning in Bethesda as the prime example of development run amuck. With no mayor and city council to look after the interests of the voters and taxpayers who live here, the planning board seems to be granting every whim of the developers, with no consideration of sound planning principles, the interests of the local residents, or the quality of the development that will result.

One of the most egregious examples of this development run amok is a recent planning board recommendation to depart from the proposed master plan for the North Arlington Road area at the request of the ZOM Mid-Atlantic development group. The planning board's acquiescence to the wishes of the ZOM development group shows that there are serious problems with the county's decision-making process. In this instance the board seems to have abandoned reasoned planning practices, acted on mistaken facts, and effectively launched an assault on the existing community vision for this place.

In its June 24, 2015 letter ZOM submitted misleading renderings and essentially argued that the transitional height restrictions on land they are seeking to acquire should be abandoned because: 1) a three or four-story development in Bethesda "is not possible;" 2) following from the claim that no three or four-story development in Bethesda is possible, the height restriction (the number in feet) on the proposed master plan conflicts with the plan language calling for transitional development in this area; and 3) residents of the nearby Christopher condominium have purchased the development rights to some adjacent properties, so the planning board should act to depart from the overall plan and increase the allowed density on the proposed ZOM site.

First, the conceptual renderings submitted by ZOM are extremely misleading. They are marked as conceptual only, so I suppose that grants them legal license to manipulate the images as they wish, but the planning board should not be deceived. Most of the renderings consistently represent the proposed development at a reduced scale compared to the existing adjacent structures. The renderings of the existing adjacent structures also depict the west wing of the Christopher as a 13 story building adjacent to ZOM's proposed seven story structure. The Christopher is a stepped level building, the wind along Woodmont Ave is 13 stories tall, the wing transitioning towards Arlington Road steps down until there are only 8 levels of balconies facing the proposed ZOM development. The board's reliance on ZOM's renderings may have introduced the first set of mistaken facts into the the board's decision to alter the Arlington North plan.

The first written argument, that a three or four-story development in Bethesda "is not possible," presented as if it were plain fact, is absolutely untrue. You don't even have to take

a two minute walk to find new, successful, developments, of four stories or less in central, downtown Bethesda—you can actually see such projects from the proposed ZOM site. (Two example photos attached.)

Second, a three or four-story height cap is definitely not an overly restrictive measure that conflicts with the transitional development plan language—if anything, it is *too permissive* given the topography and specific characteristics of this part of Arlington Road. The sector plan should be corrected, returning the zoning in the North Arlington Road transition area to the originally proposed 40 foot height, or adjusted downward from that level. In this area Arlington Road is an uncountured, straight stretch of road, running adjacent to fields and wooded neighborhood streets. Although a four-story transitional area height cap may be appropriate in many areas, along the straight line of Arlington Road it is not appropriate. A four-story stepped development will present an imposing "cliff face" barrier because the road is a strait line—not a quality transitional development that is appropriate to the character and topography of the neighborhood. It should be left as townhouses or quality four-story developments like others nearby.

Finally, the third argument, that the board should increase the development density to undermine the development rights trading vision for the Christopher Condominium and adjacent properties, is effectively a punitive act on the part of the planning board that would nullify our development's concept of a high density building overlooking tree-covered adjacent lots. I live in the Christopher condominium. Our development was one of the first in the county to combine the land use of several adjacent properties when we purchased the development rights to neighboring lots. It's a good use of land, an appealing place to live, and we paid hundreds of thousands of dollars to make it happen. I don't practice development law, and the arrangements involved are very complex, but it appears to constitute a taking, and the board's mistake, if not corrected, will almost certainly lead to a long process of complex, time-consuming, and expensive litigation.

Because of the mistaken facts involved in the board's decision, the nullifying impact that decision would have on the planning concept in place, the need for a transitional zone connecting high-rises to the adjacent fields and houses, and due to the specific topography of the area, I urge the planning board to reconsider its decision to depart from the Arlington Road North plan at the request of ZOM development. This area should be a three or four-story transitional zone that will match the character of the neighborhood and allow for quality development. Again, I urge you to make such a reasoned recommendation to the County Council.

In Bethesda, an unincorporated area without a hired mayor and local council to monitor and assist the planning board, the interests of local residents should be given special attention. With the board granting 90% of the requests of developers, the process appears to be seriously broken. We shouldn't have to engage in an adversarial process to win some consideration of reasoned, quality planning—but it seems clear that is what has happened in Bethesda.

My neighbors and I live here and care about our community, but most of us don't want to spend our time or money to hire lawyers to fight with the planning board and county council so that we can get commonsense consideration of development decisions in our neighborhood. All of the developers have lawyers and they can act as full-time, professional advocates for their profit driven interests. In light of that, I hope the planning board will reassess its decisions in face of the onslaught of pressure from developers and make the interests of a well planned, quality community, your primary consideration. It is extremely unfortunately that it appears we have to "lawyer-up" to push back against the developers to make the board consider the quality of planning in our neighborhood. It shouldn't be this way.

I urge you to fix the Bethesda Master Plan and revisit the many departures from the reasoned planning concepts that were abandoned at the request of interested parties pursuing narrow interests in development. I hope the County Council will not approve any recommended master plan that does not put the interests of communities and the quality of development first. And I will tell you as I write, as I suspect you know by now, I am not alone in my concerns—people in Bethesda are concerned and engaged. At a recent community meeting, an overwhelming number of my neighbors and I pledged to donate checks to form a political action committee or take whatever steps are necessary to ensure that when they go to the ballot box, those people in Takoma Park, Rockville, and all corners of Montgomery County, know who our elected and appointed decision-makers represent.

Again, I urge you to reexamine the North Arlington Road transition zone and adjust the plan to reflect the residents concerns, the unique topography of Arlington Road, and the existing quality of the neighborhood.

Thank you. Your early and favorable response will be genuinely appreciated.

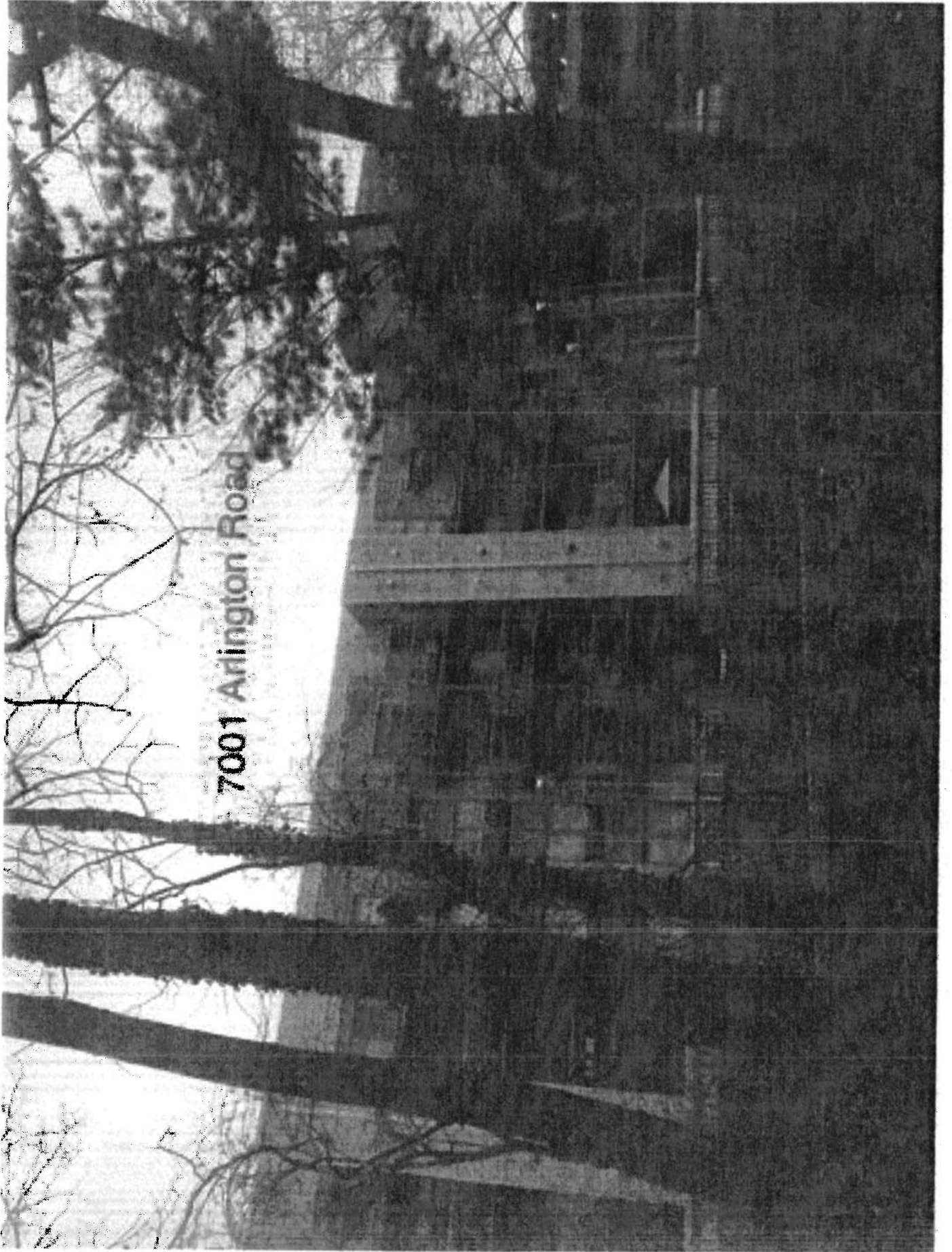
Sincerely,



Terrence Sauvain Jr.
Resident of Bethesda, MD

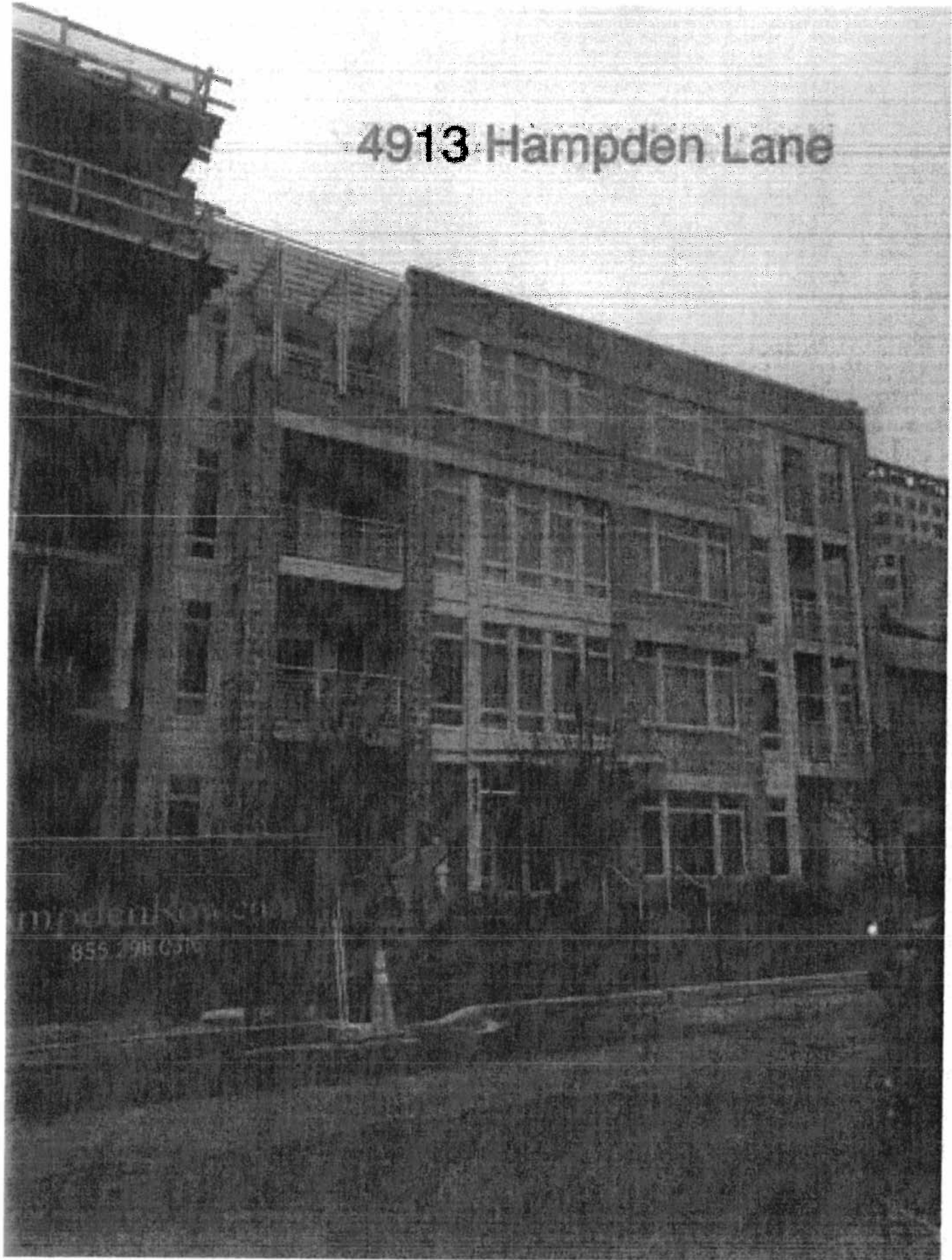
cc: Honorable Nancy Floreen
Honorable Roger Berliner
Honorable Mark Erlich
Honorable George Leventhal
Honorable Hans Reimer

7001 Arlington Road

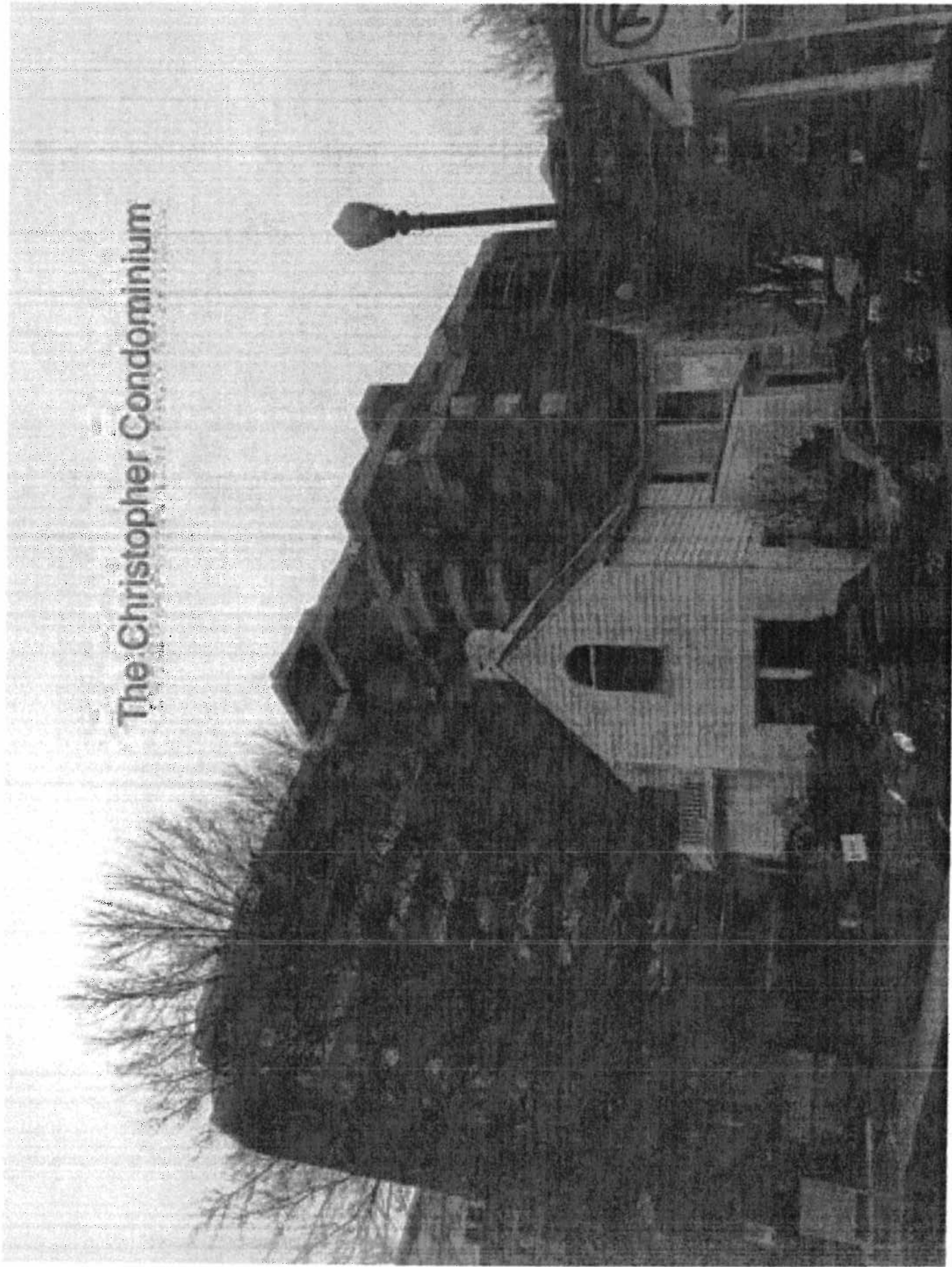


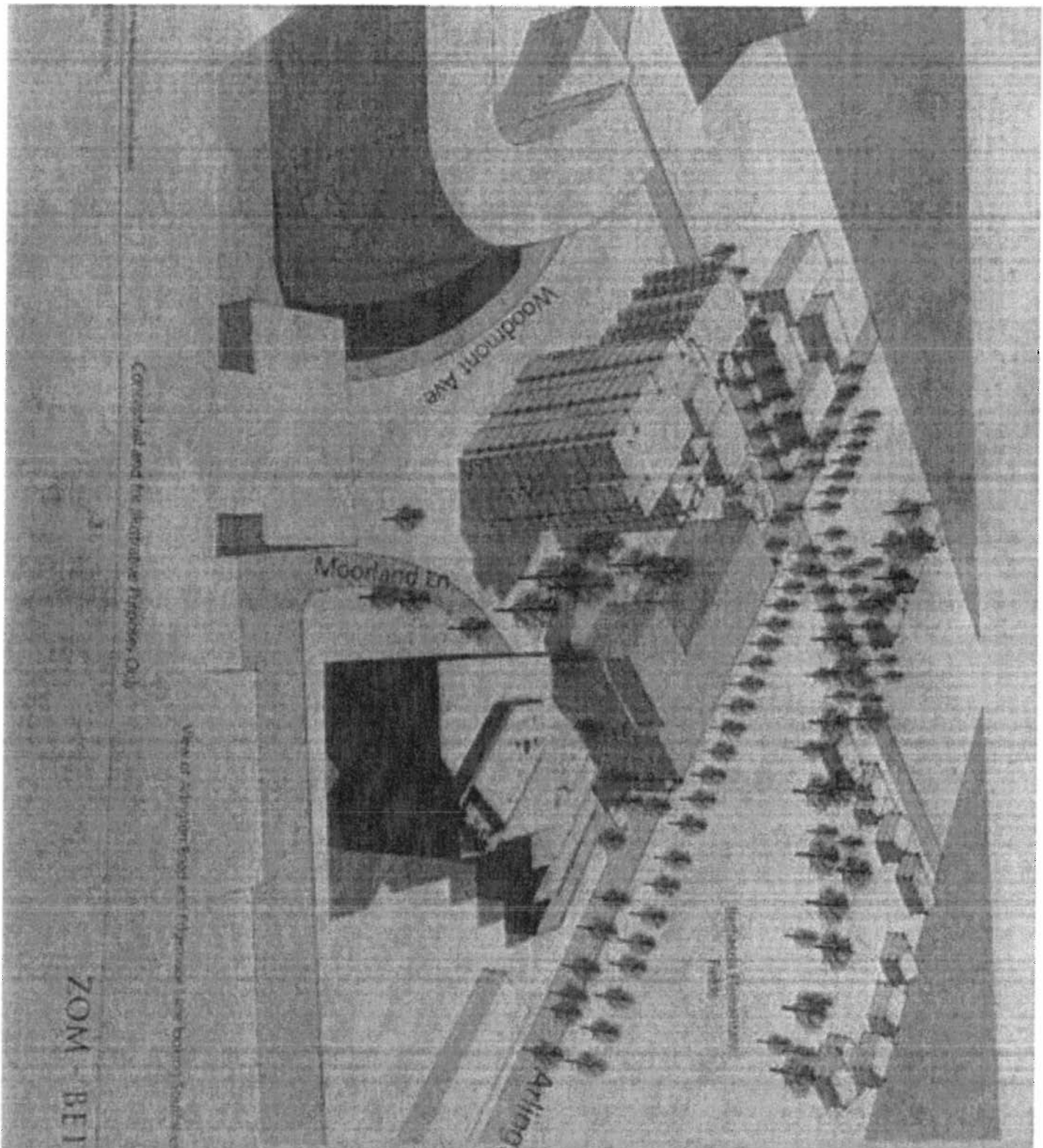
4913 Hampden Lane

madison.com
855.798.6311



The Christopher Condominium

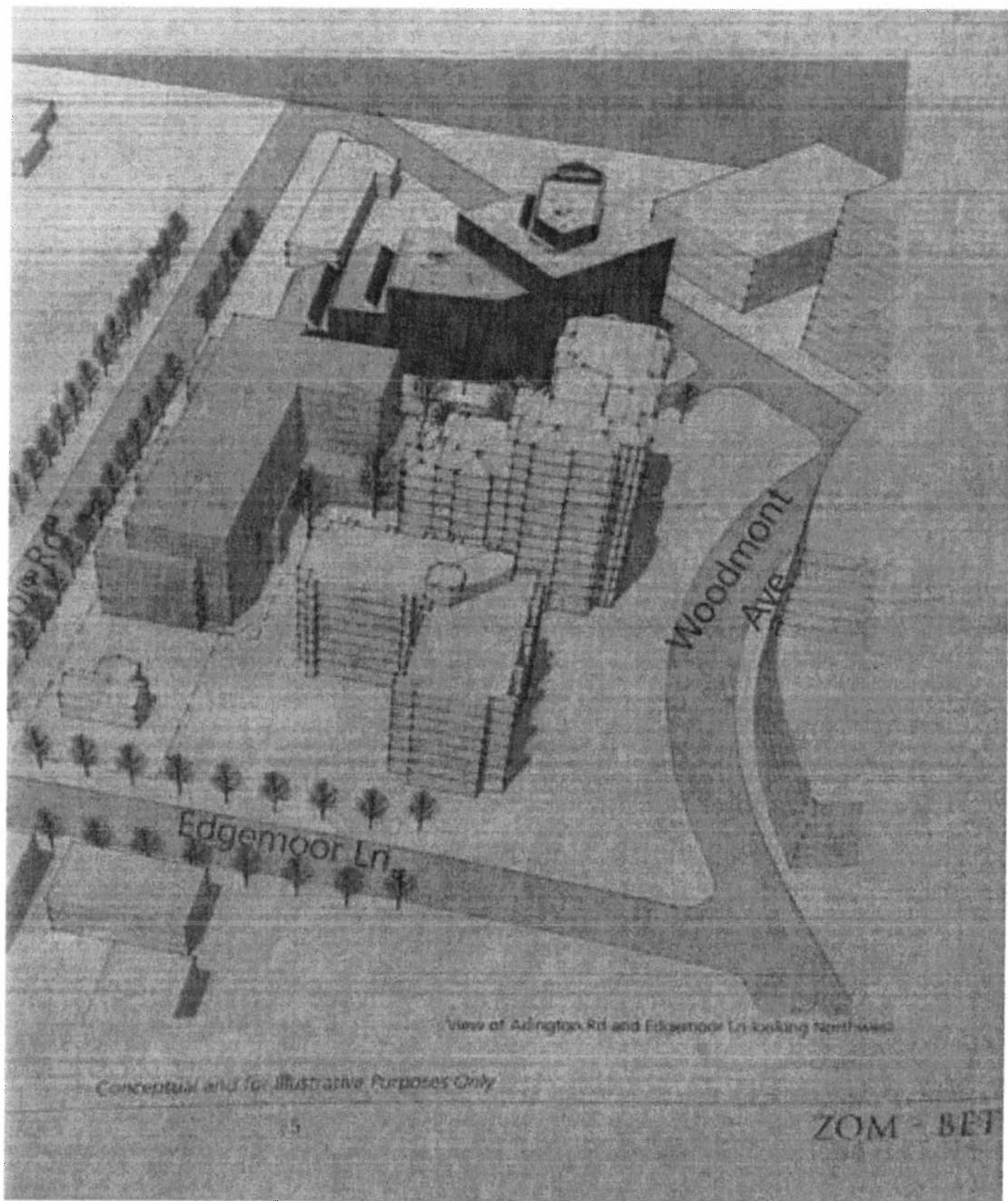




Conceptual and Illustrative Purposes Only

View of Arlington East with proposed low height building

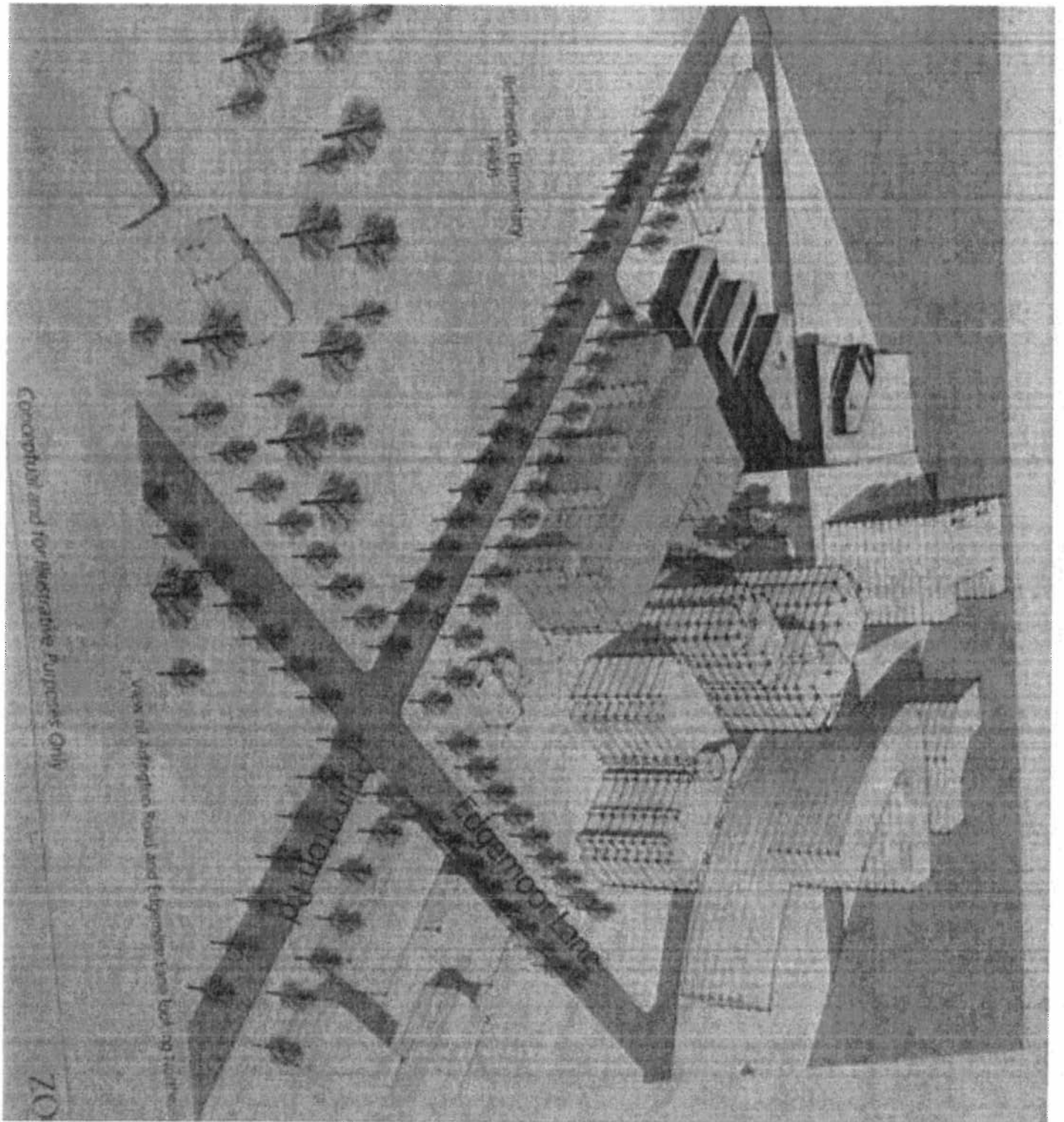
ZOM - B11



View of Adington Rd and Edgemoor Ln looking Northwest

Conceptual and for illustrative purposes only

ZOM - BET



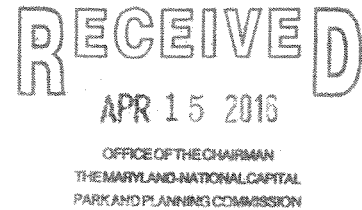
Conceptual and for illustrative purposes only

View of Harrison Road and Eugene Lane looking North

20

MCP-CTRACK

From: GERALYN O'MARRA <gomarra@gmail.com>
Sent: Friday, April 15, 2016 3:58 PM
To: MCP-Chair
Subject: Support higher efficiency standards for Bethesda



Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

GERALYN O'MARRA
6100 Overlea Road
Bethesda, MD 20816

MCP-CTRACK

From: Todd C. De Binder <DeBinderTCD@comcast.net>
Sent: Friday, April 15, 2016 1:33 PM
To: MCP-Chair
Cc: Howerton, Leslye; Brokers, Commercial; De Binder, Mark
Subject: Participation In Work Session #11

RECEIVED
0480
APR 15 2016

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

From: Todd C. De Binder, Managing Member, FCD Property, LLC, and
Walter N. Propps, Managing Member, Commercial Brokers, LLC

To: Mr. Casey Anderson, Chair, MC Planning Board, MNCPPC
Cc: Ms. Leslye Howerton, Project Manager, MNCPPC

Subject: Request to "Testify" at Work Session #11 Re Block 9 of the Draft Bethesda Downtown Plan

We, Todd De Binder, and Walter N. Propps, (Owner and Lessee, respectively, of Lots 19-20 in Block 9) will attend Work Session #11 (tentatively scheduled for April 28, 2016), and wish to make a brief Power Point presentation regarding the proposed re-zoning of Lots 21-22 from the existing Code of R-60 to Code "Urban Park", and the adverse impact on the use and value of our Property.

Also, we intend to discuss the use and zoning codes for all of Block 9, and make recommendations which we strongly feel will result in a "Win - Win" solution for all interested parties. Your favorable consideration of our request will be greatly appreciated.

Please acknowledge receipt of this message and confirm our participation in Work Session #11 which we are informed is presently scheduled, as of this date, for Thursday, April 28, 2016. This is very important because Mr. De Binder intends to drive from Concord MA to Maryland to attend the Work Session.

Please contact Todd De Binder if you have questions or require further information. His phone number is 978-369-7024 and his e-mail address is debindertcd@comcast.net.

Sincerely,

Todd C. De Binder
FCD Property, LLC
104 Border Rd., Concord MA 01742
E-mail: debindertcd@comcast.net
Phone: 978-369-7024

Walter N. Propps
Commercial Brokers, LLC
7319 Burdette Ct., Bethesda MD 20817
E-mail: wp@commercialbrokers.com
Phone: 301-343-4121

P.S. Mr. De Binder also tried to use the Board's "sign up" procedure; however, the date and agenda for WS #11 are not yet posted.

Todd C. De Binder
104 Border Road
Concord, MA 01742



ideas that work

Attorneys at Law

3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814-5367
www.lerchearly.com

Tel. (301) 841-3826
Fax (301) 347-1779
rrharris@lerchearly.com

Robert R. Harris

April 15, 2016

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

Re: 7025/7039 Strathmore Street – Bethesda Sector Plan Recommendations

Dear Mr. Anderson:

We represent Strathmore Apartments Limited Partnership, the owner of these multi-family properties located in the block bounded by Wisconsin Avenue on the east, Woodmont Avenue on the north and Strathmore Street on the west and Bradley Boulevard on the south. The purpose of this letter is to request the opportunity to address the Planning Board at the next Planning Board worksession on April 28, 2016 with respect to the tentative Planning Board recommendations for these properties.

The primary focus of our supplemental comments would be a review of the height and density tentatively assigned to the subject properties in contrast to those being applied to neighboring and other similarly situated properties. We understand the Planning Board is working hard to recommend heights and densities that will enable Bethesda to continue functioning as the downtown of Montgomery County, while also respecting the interests of neighboring residential communities. Significantly, these properties are located west of Wisconsin Avenue with no proximity to or visibility from the Town of Chevy Chase. They situated such that development will have no adverse impact on any neighboring homes given both their distance from such properties and the intervening multi-family and higher density development. We believe we can demonstrate to the Board the propriety of a modest change in the height and density recommendations for these properties that will bring them into line with adjoining and confronting properties, as well as other similarly situated properties in Bethesda. We thank you in advance for the additional time.

Cordially yours,

Robert R. Harris

cc: Michael Miller
Andrew Kossow
Gwen Wright
Leslye Howerton
Robert Kronenberg

MCP-CTRACK

From: Janice Soreth <jmsTemple@aol.com>
Sent: Wednesday, April 13, 2016 7:13 PM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Newhouse, Rachel; councilmember.berliner@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov
Subject: Designate green space adjacent to Fire Station 6

RECEIVED
0773
APR 14 2016

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

Dear Chair Anderson, Commissioner Wells-Harley, Commissioner Dreyfuss, Commissioner Fani-Gonzalez, and Commissioner Pressley:

I am a resident of Chevy Chase West, and I am writing in support of making the undeveloped space adjacent to Fire Station 6 at Wisconsin and Bradley a designated green space. At about 30,000 square feet, this would be a significant addition to green space within the Bethesda Downtown plan area, and would help to mitigate loss of trees and green cover elsewhere in and around Bethesda.

In addition, it would provide more play and recreational space, as well as a path for pedestrians and cyclists to Norwood Park, or through the park to the Little Falls and Capitol Crescent Trails. Such a path is a logical connection to the Eastern Greenway envisioned along West Avenue north of Bradley.

As least as important, it would retain space for expansion of the fire station in the future, should additional bays or other changes be necessary for public safety.

This proposal was originally made by the Chevy Chase West Neighborhood Association. Please make sure this green space is part of the plan you send to the County Council.

Thank you for your consideration.

Kind regards,

Janice Soreth

4622 Nottingham Drive

Chevy Chase, MD 20185

MCP-TRACK

From: Sandra Heller <sheller@sgrwlaw.com>
Sent: Thursday, April 14, 2016 12:20 PM
To: MCP-Chair; MCP-Chair; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wells-Harley, Marye
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Newhouse, Rachel; councilmember.berliner@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov; Robert S. Selzer
Subject: Designate green space adjacent to Fire Station 6
Attachments: April 12 (00068729xD8665).pdf

Sent on behalf of Robert S. Selzer, Esq.

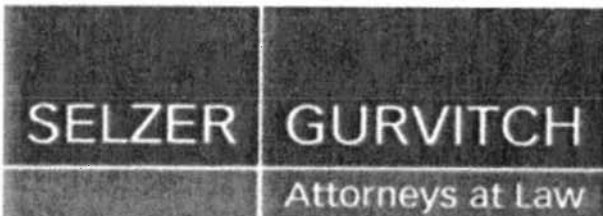
Dear Chair Anderson, and Commissioners Dreyfuss, Fani-Gonzalez, Presley, and Wells-Harley:

Attached, please find a copy of the letter regarding Designate green space adjacent to Fire Station 6.

Thank you,

Sandra

Sandra Heller | Assistant to Robert Selzer, H. Mark Rabin, James Dattaro and Barbara Kirkpatrick
sheller@sgrwlaw.com
Direct: 301-634-3168 | Office: 301-986-9600 | Fax: 301-986-1301



Selzer Gurvitch Rabin Wertheimer Polott & Obecny, P.C.
4416 East West Highway, Fourth Floor, Bethesda, MD 20814
www.selzergurvitch.com

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Robert S. Selzer, Esquire
4610 Nottingham Drive
Chevy Chase, Maryland 20815

April 12, 2016

VIA EMAIL

MCP-Chair@mncppc-mc.org

Casey Anderson (MCP-Chair@mncppc-mc.org)

Norman Dreyfus (Norman.Dreyfuss@mncppc-mc.org)

Natali Fani-Gonzalez (Natali.Fani-Gonzalez@mncppc-mc.org)

Amy Presley (Amy.Presley@mncppc-mc.org)

Marye Wells-Harley (Marye.Wells-Harley@mncppc-mc.org)

Re: Designate green space adjacent to Fire Station 6

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

I am a resident of Chevy Chase West and I am writing in support of making the undeveloped space adjacent to Fire Station 6 at Wisconsin and Bradley a designated green space. At about 30,000 square feet, this would be a significant addition to green space within the Bethesda Downtown plan area, and would help to mitigate loss of trees and green cover elsewhere in and around Bethesda.

In addition, it would provide additional play and recreational space, as well as a path for pedestrians and cyclists to Norwood Park, or through the park to the Little Falls and Capitol Crescent Trails. Such a path is a logical connections to the Eastern Greenway envisioned along West Avenue north of Bradley.

As least as important, it would retain space for expansion of the fire station in the future, should additional bays or other changes be necessary for public safety.

This proposal was originally made by the Chevy Chase West Neighborhood Association. Please make sure this green space is part of the plan you send to the County Council. Thank you for your consideration.

Sincerely,


Robert S. Selzer

cc: gwen.wright@montgomeryplanning.org
robert.kronenberg@montgomeryplanning.org
leslye.howerton@montgomeryplanning.org
rachel.newhouse@montgomeryparks.org
councilmember.berliner@montgomerycountymd.gov
councilmember.floreen@montgomerycountymd.gov
councilmember.leventhal@montgomerycountymd.gov
councilmember.riemer@montgomerycountymd.gov
councilmember.elrich@montgomerycountymd.gov

MCP-CTRACK

From: Melissa Tye <tyemelissa@gmail.com>
Sent: Tuesday, April 12, 2016 9:59 PM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Newhouse, Rachel; CM Berliner; councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov
Subject: Designate green space adjacent to Fire Station 6

RECEIVED
0470
APR 13 2016

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

Chair Anderson, Commissioner Wells-Harley, Commissioner Dreyfuss, Commissioner Fani-Gonzalez, and Commissioner Pressley:

I am a resident of Chevy Chase West and I am writing in support of making the undeveloped space adjacent to Fire Station 6 at Wisconsin and Bradley a designated green space. I am also a member of the Board of Directors for the Bethesda Fire Department (BFD), although I write today as a neighborhood resident, and not on behalf of the BFD.

At about 30,000 square feet, this would be a significant addition to green space within the Bethesda Downtown plan area, and would help to mitigate loss of trees and green cover elsewhere in and around Bethesda.

In addition, it would provide additional play and recreational space, as well as a path for pedestrians and cyclists to Norwood Park, or through the park to the Little Falls and Capitol Crescent Trails. Such a path is a logical connections to the Eastern Greenway envisioned along West Avenue north of Bradley.

As least as important, it would retain space for expansion of the fire station in the future, should additional bays or other changes be necessary for public safety.

This proposal was originally made by the Chevy Chase West Neighborhood Association. Please make sure this green space is part of the plan you send to the County Council. Thank you for your consideration.

Sincerely,

Melissa Tye
4620 Nottingham Drive, Chevy Chase, MD

MCP-CTRACK

From: John Freedman <johnafreedman@gmail.com>
Sent: Wednesday, April 13, 2016 9:17 AM
To: MCP-Chair
Cc: CM Berliner; Councilmember.Elrich@montgomerycountymd.gov;
Councilmember.Floreen@montgomerycountymd.gov;
Councilmember.Rierner@montgomerycountymd.gov;
Councilmember.Leventhal@montgomerycountymd.gov; Wright, Gwen; Kronenberg,
Robert; Howerton, Leslye; cebaskir
Subject: Bethesda Sector Plan: Density Reduction

Dear Chairman Andersen --

I am writing to thank you both for your vote against higher heights for the Jaffe Tower, as well as your courtesy in extending me and my neighbors time to present our concerns at the last work session.

I (and many others) continue to be of the view that the proposed Tower is completely inconsistent with the character of the surrounding neighborhood and will have a significant and detrimental impact on us. I also do not think the Planning Department staff had adequate time to consider the precedents and comparable properties we raised, all of which are at double edges of their respective sectors.

We had previously (on March 1) asked that the Board reconsider several properties adjacent to the Town of Chevy Chase in conjunction with the Board's efforts to get the overall density in the Bethesda Sector Plan down to a reasonable level. The impetus for a density reduction is even more critical since we originally submitted our list, as MCPS' March 24 letter makes clear that area schools cannot absorb the population growth contemplated by the staff drafts of the Bethesda and Lyttonsville Sector Plans -- notably, MCPS' analysis did not consider the impact of Board-approved increases, which will only exacerbate the problems noted in MCPS' analysis.

Collectively, the projects we have identified represent an opportunity for the Board to reduce the overall density in the Bethesda Sector Plan by up to 1 million square feet directly in an edge district where it will most negatively impact our neighborhood. Our friends in other neighborhoods similarly have identified projects that collectively would allow the Board to achieve density reductions close to the levels you need to achieve. The Jaffe Tower was included in these projects, and we think ought to be reconsidered in light of the overall need to reduce density in the Plan.

We do think that reconsideration of specific zoning decisions should be a component (if not the central component) of your efforts to reduce overall density in the Plan. There is ample opportunity for the Board to achieve significant density reduction by focusing its efforts on inappropriate development in edge districts and other projects that have been (and will continue to be) the subject of substantial public controversy.

We look forward to working with you and the other Commissioners as you finalize the Plan.

John Freedman
4408 Ridge Street
Chevy Chase, MD

MCP-CTRACK

From: Maya and Ian Burns <maya.ian99@gmail.com>
Sent: Wednesday, April 13, 2016 11:11 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.riemer@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov
Subject: Designate green space adjacent to Fire Station 6

Dear Chair Anderson, Commissioner Wells-Harley, Commissioner Dreyfuss, Commissioner FaniGonzalez, and Commissioner Pressley:

I am a resident of Chevy Chase West and I am writing in support of making the undeveloped space adjacent to Fire Station 6 at Wisconsin and Bradley a designated green space. At about 30,000 square feet, this would be a significant addition to green space within the Bethesda Downtown plan area, and would help to mitigate loss of trees and green cover elsewhere in and around Bethesda.

In addition, it would provide additional play and recreational space, as well as a path for pedestrians and cyclists to Norwood Park, or through the park to the Little Falls and Capitol Crescent Trails. Such a path is a logical connections to the Eastern Greenway envisioned along West Avenue north of Bradley. At least as important, it would retain space for expansion of the fire station in the future, should additional bays or other changes be necessary for public safety.

This proposal was originally made by the Chevy Chase West Neighborhood Association. Please make sure this green space is part of the plan you send to the County Council.

Thank you for your consideration.

Sincerely,

Maya Larson
4804 Morgan Dr
Chevy Chase MD 20815

MCP-CTRACK

From: Lauren Boccardi <laurenboccardi@hotmail.com>
Sent: Wednesday, April 13, 2016 11:22 AM
To: MCP-Chair
Cc: Councilmember.Berliner@montgomerycountymd.gov
Subject: Bethesda Sector Plan - April 7 Planning Board session

Dear Chairman Anderson,

Thank you for providing me and a number of other community members the opportunity to speak at the April 7 Planning Board session regarding the Jaffe Tower. While deeply disappointed by the outcome, I was appreciative of your vote against 145 feet.

We all share the goal of encouraging smart growth that will ensure that Bethesda continues to be a great community to live in, visit and work in. I am absolutely for new development that adds amenities and value to our community. However, I want to reiterate two key points from the session. First, this development is completely inconsistent with the surrounding community and the capabilities of the supporting infrastructure. Second, it will cause a very tangible and immediate decrease in the safety and live-ability of our immediate area. These outcomes are inconsistent with the goals of the planning process. To a resident, and I hope to you, they are unacceptable.

I ask that as you take a look at how the Plan has evolved more holistically you consider our shared fundamental objectives together with the realistic impact the Plan would have in its current state. As you consider the collective impact of the density approved to date, please: (1) ensure that adequate study supports a conclusion that our communities will remain safe and desirable to live in, and (2) take a careful look at the impact on edge communities and consider reductions at the Jaffe site and other comparable sites.

Regards,
Lauren Boccardi
Chevy Chase Resident

MCP-CTRACK

From: Daniela Gressani <danielavandala@yahoo.com>
Sent: Wednesday, April 13, 2016 2:45 PM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Presley, Amy; Fani-Gonzalez, Natali
Cc: gwen.wright@montgomerplanning.org; robert.kronenberg@montgomeryplanning.org; Howerton, Leslye; Newhouse, Rachel; councilmember.berliner@montgomerycountymd.gov; councilmember.floree@montgomerycounty.gov; councilmember.leventhal@montgomerycounty.gov; councilmemberriemer@montgomerycounty.gov; councilmember.elrich@montgomerycounty.gov
Subject: Designate green space adjacent to Fire Station no.6

Dear Chair & Commissioners -- I am writing in support of the proposal, originally made by the Chevy Chase West Neighborhood Association to which I belong, for the designation of the undeveloped space near Fire Station no.6 at the corner of Wisconsin & Bradley as a green space. This designation would improve access to local trails and preserve options for possible future expansion of the Fire Station, in addition to making up for part of the loss of greenery in the Bethesda plan area.

The new space would provide a path for pedestrians and cyclists to Norwood Park, and on to the Little Falls and Capital Crescent Trails. Such a path would be a logical connection to the Eastern Greenway envisioned along West Avenue north of Bethesda.

The new green space would also allow for future expansions of the Fire Station, were they to become necessary for public safety reasons.

Lastly, measuring some 30,000 square feet, the space adjacent to Fire Station no. 6 will be a significant addition to green space within the Bethesda Downtown plan area, and would help mitigate the regrettable loss of trees and green cover elsewhere in the area.

I sincerely hope that you will include this green space as part of the plan that you will submit to the County Council. Thank you for your consideration & best regards.

Daniela Gressani

danielavandala@yahoo.com

RECEIVED
0465
APR 12 2016

MCP-Chair

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

From: Elaine Akst <elaineakst@gmail.com>
Sent: Tuesday, April 12, 2016 7:24 AM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Kronenberg, Robert; Howerton, Leslye; Newhouse, Rachel; CM Berliner; Floreen's Office, Councilmember; Leventhal's Office, Councilmember; councilmember.riemer@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov
Subject: Designate green space adjacent to Fire Station 6

Dear Chair Anderson, Commissioner Wells-Harley, Commissioner Dreyfuss, Commissioner Fani-Gonzalez, and Commissioner Pressley:

I am a resident of Chevy Chase West and I am writing in support of making the undeveloped space adjacent to Fire Station 6 at Wisconsin and Bradley a designated green space. At about 30,000 square feet, this would be a significant addition to green space within the Bethesda Downtown plan area, and would help to mitigate loss of trees and green cover elsewhere in and around Bethesda.

In addition, it would provide additional play and recreational space, as well as a path for pedestrians and cyclists to Norwood Park, or through the park to the Little Falls and Capitol Crescent Trails. Such a path is a logical connections to the Eastern Greenway envisioned along West Avenue north of Bradley.

As least as important, it would retain space for expansion of the fire station in the future, should additional bays or other changes be necessary for public safety.

This proposal was originally made by the Chevy Chase West Neighborhood Association. Please make sure this green space is part of the plan you send to the County Council. Thank you for your consideration.

Sincerely,

Elaine Akst

4609 Norwood Drive, Chevy Chase, MD

MCP-Chair

From: Ellen Witt <ellendwitt@gmail.com>
Sent: Tuesday, April 12, 2016 10:18 AM
To: MCP-Chair; Wright, Gwen; Howerton, Leslye
Subject: Excess Height and Density in Bethesda

RECEIVED

APR 12 2016

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

To Whom It May Concern:

I am writing because I have been a resident of the Whitehall Condominiums on Battery Lane since 1989, am a native Washingtonian who attended Bethesda-Chevy Chase H.S., and have watched the suburb of Bethesda degenerate from a quiet suburban neighborhood into an overly dense, ugly, urban center. I have also seen the Board approve the extremely unattractive density and height changes in Friendship Heights which in my opinion is a total disaster and failure from an environmental and economic point of view.

I am strongly opposed to the excess in height and density given to all seven Aldon buildings and to two additional properties on Battery Lane during the Planning Board worksessions for the Bethesda Plan: 4857, 4858, 4887/4861, 4890, 4900, 4918-4938, 4949, 4998, and 5015 Battery Lane. 120 feet is too tall for buildings from the east end of Battery Lane at Wisconsin Ave to its west end at Old Georgetown Road. Allowing buildings of these heights on all of Battery Lane will create a canyon effect and if I wanted to live in such a dense canyon area I'd move to New York City. I have enjoyed the quiet suburban atmosphere of Battery Lane for over 25 years and I do not want to see it change.

In recent sessions, the Board has provisionally approved a 50% increase in building capacity for downtown Bethesda – from 23 to 35 million square feet. This is 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, away from the Metro station, where it will undermine the quality of life in long-standing, stable neighborhoods like the Battery Lane District.

I understand that the Aldon Co has agreed to exchange wetlands for these height increases. As an individual resident, I do not have the money or the clout to offer anything to the county to reverse these decisions and leave Battery Lane as the suburban residential area it was originally created to be. The only thing I can do is work hard to vote out any Council Members or Planning Board Members who continue in this direction.

I request that you please review and reduce the heights and densities that were given to these properties before completing your work on the Bethesda Plan.

Sincerely,

Ellen Witt

5009 Battery Lane

Bethesda, MD

MCP-CTRACK

From: Naomi Spinrad <nspinrad68@verizon.net>
Sent: Tuesday, April 12, 2016 2:16 PM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Councilmember Berliner's Office; Councilmember.floreen@montgomerycountymd.gov Gov; Councilmember.leventhal@montgomerycountymd.gov Gov; Councilmember Riemer's Office
Subject: Bethesda - Apply HPA green standards throughout Plan area

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

Chevy Chase West has a long-standing interest in tree canopy and green cover, and for at least a decade has worked with the County to pay for and replace trees along the County right of way in our neighborhood. We've spent thousands of dollars of residents' voluntary contributions to ensure that our neighborhood doesn't suffer a net loss of trees. The April 7 discussion of ecological concerns in the Bethesda Downtown Plan was of particular interest to our residents and the CCW Neighborhood Association.

The Association has determined a position on ecological goals and standards for the Plan, a position that I'm presenting in its behalf in this letter.

Given the continuing support by the County Council and Executive for stronger environmental and energy efficiency efforts, we believe that the proposed High Performance Area (HPA) standards should be required (regulatory) rather than incentives, with stringent waivers where necessary or appropriate. Your preliminary consensus suggests that this is unlikely, so we propose that the standards be applicable not just in the HPA but to any building over 40' tall in the entire plan area. This is particularly important given the increase in density over current buildout, and the increases in height over planners' recommendations for many individual properties throughout the plan area – in many cases to heights suggesting a building life of 100 years.

Planners' presentation was clear and persuasive that technology is improving quickly, costs are coming down, recoupment of costs is happening faster, and the market is increasingly interested in being green.

It was also clear from property owner/developer comments throughout the plan consideration process to date that they have embraced the overwhelming desire by the Bethesda-area community, planners, and all of you to see more green space (i.e., tree canopy and plantings) in Bethesda. With 67% of greenhouse gases coming from buildings and a deficit of green cover in all its forms, a 20-year plan like this one should be as strong as possible in looking toward the future. Extending the HPA requirements as we propose would help to insure that the Bethesda area does not reach 2040 with an even greater ecological deficit than it has today.

On behalf of the Chevy Chase West Neighborhood Association, thank you for considering, and, we hope, approving a broader application of these standards and goals.

Sincerely,

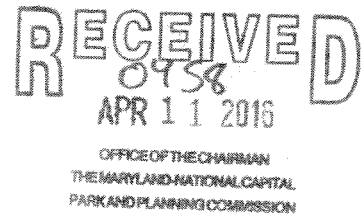
Naomi Spinrad
Vice President/Development
Chevy Chase West Neighborhood Association

cc: Gwen Wright
Robert Kronenberg
Leslye Howerton
Councilmember Roger Berliner
Councilmember Nancy Floreen
Councilmember George Leventhal
Councilmember Han Reimer

MCP-CTRACK

From: Ceci Royals <ceciroyals@gmail.com>
Sent: Monday, April 11, 2016 8:46 AM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Newhouse, Rachel; CM Berliner; councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov
Subject: DESIGNATE GREEN SPACE green field adjacent to Fire Station 6

To:



Dear Chair Anderson, Commissioner Wells-Harley, Commissioner Dreyfuss, Commissioner Fani-Gonzalez, and Commissioner Pressley:

I am a resident of Nottingham Drive in Chevy Chase West and I am writing in support of making the undeveloped space adjacent to Fire Station 6 at Wisconsin and Bradley a designated green space. At about 30,000 square feet, this would be a significant addition to green space within the Bethesda Downtown plan area, and would help to mitigate loss of trees and green cover elsewhere in and around Bethesda.

In addition, it would provide additional play and recreational space, as well as a path for pedestrians and cyclists to Norwood Park, or through the park to the Little Falls and Capital Crescent Trails. Such a path is a logical connections to the Eastern Greenway envisioned along West Avenue north of Bradley.

As least as important, it would retain space for expansion of the fire station in the future, should additional bays or other changes be necessary for public safety.

This proposal was originally made by the Chevy Chase West Neighborhood Association. Please make sure this green space is part of the plan you send to the County Council. Thank you for your consideration.

Sincerely,

Cecilia Royals

4612 Nottingham Drive

Chevy Chase, MD 20815

--

Ceci Royals
ceciroyals@gmail.com

MCP-CTRACK

From: JK Mitchell <jkmitchell@gmail.com>
Sent: Monday, April 11, 2016 10:00 AM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Newhouse, Rachel; councilmember.berliner@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov; msspin@hotmail.com
Subject: Support for designating the green space by the Bethesda Fire Station (#6)

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

I am a resident of Chevy Chase West and I am writing in support of making the undeveloped space adjacent to Fire Station 6 at Wisconsin and Bradley a designated green space. At about 30,000 square feet, this would be a significant addition to green space within the Bethesda Downtown plan area and would help to mitigate the loss of trees and green cover elsewhere in and around Bethesda.

In addition, it would provide additional play and recreational space as well as a path for pedestrians and cyclists to Norwood Park, or through the park to the Little Falls and Capitol Crescent Trails. Such a path is a logical connection to the Eastern Greenway envisioned along West Ave. north of Bradley.

At least as important, it would retain space for expansion of the fire station in the future, should additional bays or other changes be necessary for public safety.

This proposal was originally made by the Chevy Chase West Neighborhood Association. Please make sure this green space is part of the the plan you send to the County Council. Thank you for your consideration.

Warm regards,

J.K. and Kristie Mitchell
4614 Nottingham Drive

MCP-CTRACK

From: Morens, David (NIH/NIAID) [E] <dmmorens@gmail.com>
Sent: Monday, April 11, 2016 11:49 AM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Newhouse, Rachel; Morens, David
Subject: Subject: Green space along Nottingham Drive, next to Fire Station 6

Subject: Green space along Nottingham Drive, next to Fire Station 6

Dear Chair Anderson, Commissioner Wells-Harley, Commissioner Dreyfuss, Commissioner Fani-Gonzalez, and Commissioner Pressley:

As an 18 year resident at the end of Nottingham Drive in Chevy Chase West, I want to strongly support the idea of turning the space just West of Fire Station 6 (at the corner of Bradley & Wisconsin) into a permanent green space. This seems to me in keeping with the leafy tree-lined residential environment of Chevy Chase, as apart from the increasingly concrete/traffic jammed environment of lower Bethesda, a block away, which is now exploding with condos, stores, and traffic/pedestrian logjams.

This would also return the space to its former (before the lot became a storage place for bulldozers and dump trucks a few years ago) informal use as a pleasant grassy meeting place for residents and people walking from Bethesda to and through Norwood Park, the rec center, and the Capital Crescent and Little Falls Trails, long, continuous stretches of residential beauty that are becoming rarer over time.

This proposal was figured out by many of us neighbors working together in our Chevy Chase West Neighborhood Association.

I really hope you will turn this good idea a reality.

Thank you,

--
David M Morens, MD
4624 Nottingham Drive
Chevy Chase, MD 20815
301 496 6253
dmmorens@gmail.com

MCP-CTRACK

From: Claudia Maria Alvarez <cmalvarezr@gmail.com>
Sent: Monday, April 11, 2016 11:54 AM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Newhouse, Rachel; CM Berliner; councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov
Subject: Designate green space adjacent to Fire Station 6

I am a resident of Chevy Chase West and I am writing in support of making the undeveloped space adjacent to Fire Station 6 at Wisconsin and Bradley a designated green space. At about 30,000 square feet, this would be a significant addition to green space within the Bethesda Downtown plan area, and would help to mitigate loss of trees and green cover elsewhere in and around Bethesda.

In addition, it would provide additional play and recreational space, as well as a path for pedestrians and cyclists to Norwood Park, or through the park to the Little Falls and Capitol Crescent Trails. Such a path is a logical connections to the Eastern Greenway envisioned along West Avenue north of Bradley.

As least as important, it would retain space for expansion of the fire station in the future, should additional bays or other changes be necessary for public safety.

This proposal was originally made by the Chevy Chase West Neighborhood Association. Please make sure this green space is part of the plan you send to the County Council. Thank you for your consideration.

Sincerely,

Claudia Alvarez
4618 Nottingham Dr
Chevy Chase, MD 20815

MCP-CTRACK

From: jmalish@verizon.net
Sent: Monday, April 11, 2016 12:39 PM
To: MCP-Chair
Subject: Fwd: Delivery Notification: Delivery has failed

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

From: postmaster@verizon.net
Date: Apr 11, 2016 12:05:12 PM
Subject: Delivery Notification: Delivery has failed
To: jmalish@verizon.net

This report relates to a message you sent with the following header fields:

Message-id:
<29073232.300944.1460390658071.JavaMail.root@vznit170080.mailsvcs.net>
Date: Mon, 11 Apr 2016 11:04:18 -0500 (CDT)
From: jmalish@verizon.net
To: MCP-Chair@mncpp-mc.org
Subject: Jaffe Tower

Your message cannot be delivered to the following recipients:

Recipient address: MCP-Chair@mncpp-mc.org
Reason: Illegal host/domain name found

Reporting-MTA: dns:vms173001.mailsvcs.net (tcp-daemon)
Arrival-date: Mon, 11 Apr 2016 11:04:18 -0500 (CDT)

Original-recipient: rfc822:MCP-Chair@mncpp-mc.org
Final-recipient: rfc822:MCP-Chair@mncpp-mc.org
Action: failed
Status: 5.4.4 (Illegal host/domain name found)

Good morning Mr. Anderson

I want to say I appreciate your vote against the increased height of the Jaffe Tower. I have lived at 4407 Bradley Lane for 45 years, and I'm very disappointed with the planning decisions made for this area of Bethesda.

Not only do I hope that the planning board will deal with the Jaffe Tower height issue with utmost urgency and make the decision to reduce its height. I also wonder about the decision in the first place, to build it on St. John's parking lot.

Traffic in the neighborhood is already congested. Bradley Lane is a parking lot for both morning and evening rush hours. Those are the only times however when there's no loud traffic noise, a dubious amenity..

Wisconsin Avenue is equally busy; the new traffic light at Wisconsin and Stanford makes for a slow progress to the Wisconsin-Bradley intersection. That's just one block and that's the block where the Jaffe would be built.

How are increased traffic issues going to be addressed?

Perhaps a condition of occupancy for the apartments would be that purchasers have NO cars. They could walk to the Metro, the Giant and the Safeway for groceries. And then there's always Trader Joe's, conveniently located right next door. But Trader Joe's have said

they have issues with their own parking lot being too small and too hard to negotiate, and because this is so, they are thinking about relocating. And the Safeway is at the bottom of a steep hill....

I could go on and on...the convenient amenities are pretty few...CVS, Staples, US Post office, a dry cleaner (who's also voiced concerns about being planned out of his location) some small restaurants, 2 of which didn't make it and are now being re-occupied, etc.

Maybe redevelopment should be re-considered. There are currently 3-4 small-ish houses on my block of Bradley (between East and West Streets) that have been on the market, some for over a year, and haven't sold. This would seem to indicate there's perhaps not much of a demand. Has anyone looked into this? Maybe the developer could do some re-thinking...

Anyway, thank you for your time and your interest. I hope the character of the neighborhood can be maintained-it has been a nice place to live and I hope it will continue to be so.

Sincerely,

Jane Malish

1

MCP-CTRACK

From: elizabeth taylor <etaylor4312@gmail.com>
Sent: Saturday, April 09, 2016 11:57 AM
To: MCP-Chair
Cc: councilmember.berliner@montgomerycountymd.gov
Subject: Bethesday

RECEIVED
8434
APR 11 2016

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

Dear Chairman Anderson,

Thank you for your efforts to reduce the height of the Jaffe Tower. We are disappointed with the Board's decision, because the proposed Jaffe Tower continues to be completely incompatible with the surrounding neighborhood. Please continue to advocate for reconsideration. The Jaffe Tower should be at the top of the list of properties that are reconsidered in light of the fact that the Board has approved density additions to the Sector Plan well beyond what the Staff recommended or that are sustainable.

Regards,

Elizabeth Taylor
4312 Leland St.

MCP-CTRACK

From: Iris Sherman <irispearl@msn.com>
Sent: Saturday, April 09, 2016 12:42 PM
To: MCP-Chair
Subject: Jaffee tower

I appreciate the uefforts to reduce the height of the Jaffe Tower but am disappointed with the Board's decision. The proposed Jaffe Tower continues to be completely incompatible with the surrounding neighborhood. Importantly, The Jaffe Tower should be at the top of the list of properties that are reconsidered in light of the fact that the Board has approved density additions to the Sector Plan well beyond what the Staff recommended or that are sustainable.

Iris Sherman
Chevy chase, MD

MCP-CTRACK

From: Maj-Britt Dohlie <Mdohlie@gmail.com>
Sent: Saturday, April 09, 2016 1:45 PM
To: MCP-Chair
Subject: Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Maj-Britt Dohlie
4516 West Virginia Ave
Bethesda, MD 20814

MCP-CTRACK

From: Claire Reade <claire.reade@gmail.com>
Sent: Saturday, April 09, 2016 2:59 PM
To: MCP-Chair
Cc: councilmember.berliner@montgomerycountymd.gov; Earl P. Steinberg
Subject: Bethesda Sector Plan - Jaffe Tower and more

We are Chevy Chase MD residents concerned about thoughtful development in Bethesda. We have several comments on the current state of play regarding Bethesda development plans.

First, we are grateful for your ongoing efforts to stop unsustainable development - most recently by voting against a 145 foot high Jaffe Tower. Second, we are very concerned that the majority of the Board still does not seem to appreciate the damage being done by the excessive heights and densities backing up to the Chevy Chase neighborhood. The Jaffe Tower, in our view, needs to be reconsidered as a priority, as do other tentative development approvals, given that the Board has now approved density additions to the Sector Plan that go beyond what the expert staff have recommended and are viewed by other experts as not sustainable.

Thank you for continuing your work to stop problematic development initiatives and to create a reasonable approach for all stakeholders.

MCP-CTRACK

From: Julieth@aol.com
Sent: Saturday, April 09, 2016 9:41 PM
To: MCP-Chair
Subject: (no subject)

Thank you for your support. I suggest an alternate plan to turn that property into a park and plant trees. That would be of much greater benefit to the community and its citizens.

Julie Hart

MCP-CTRACK

From: Cannon <cannon.spotswood@gmail.com>
Sent: Sunday, April 10, 2016 8:50 AM
To: MCP-Chair
Cc: council.member.berliner@montgomerycounty.gov
Subject: Bethesda Sector

Dear Mr. Casey and Councilman Berliner,

I am writing this note hopeful that it doesn't fall on deaf ears. Foremost, thank you for considering a lower height for the Jaffe Tower, but the major question is why is the Tower or any other tower needed along a sector which is choked with traffic and will only continue to be overburdened by traffic as the years go by.

I am not adverse to development, but adverse to development for development's sake. I urge you to forward this message to your colleagues and before we go forward, I have two major questions to which I hope to receive an answer. Has the Board spent a considerable amount of time watching and participating in the Wisconsin Avenue Corridor traffic zone? The question was asked at a town hall meeting if any of the Board members lived in or near the Wisconsin Avenue corridor, and the answer was a resounding NO. So has the board done their due diligence and spent morning hours in rush hour traffic along Wisconsin Avenue and accessing Wisconsin Avenue during morning and evening rush hours and other times of day? Have Board members ever tried to cross Wisconsin on a Walk sign and nearly been hit by aggressive angry drivers? Try it sometime and see if you think more towers are needed to add to this mix!!!

2nd, have they seen an emergency vehicle stuck in a 4 or 5 block back up which ultimately has to maneuver going South on Wisconsin in the North bound lanes? I have had this happen to me twice within the last 6 six weeks? So how will multiple towers in this region continue to impact traffic plus traffic simply traversing the region to get to their office or wherever they may be traveling? Emergency vehicles should not have to be so challenged nor should the injured or heart attacked ridden occupant be endangered by a risky move getting to the hospital.

What is the Board's goal by approving these buildings? Do a developer a favor? Increase the tax base at what expense? Simply approve because you have been asked to approve? At what expense do you approve a tower with the increased burden of traffic, placing all sorts of increased demands on the infrastructure which is overburdened? Why is the Board making these decisions? Can we have a clear understanding what is driving the Board? And their thinking?

Please don't kill the goose that laid the golden egg.

With sincere regards,

W. Cannon Spotswood

4408 Leland Street
Chevy Chase, MD 20815

MCP-CTRACK

From: Grace Morsberger <morsbergerg@gmail.com>
Sent: Sunday, April 10, 2016 12:38 PM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Newhouse, Rachel; CM Berliner; councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov
Subject: Designate green space adjacent to Fire Station 6

Dear Chair Anderson, Commissioner Wells-Harley, Commissioner Dreyfuss, Commissioner Fani-Gonzalez, and Commissioner Pressley:

I am a resident of Chevy Chase West and I am writing in support of making the undeveloped space adjacent to Fire Station 6 at Wisconsin and Bradley a designated green space. At about 30,000 square feet, this would be a significant addition to green space within the Bethesda Downtown plan area, and would help to mitigate loss of trees and green cover elsewhere in and around Bethesda.

In addition, it would provide additional play and recreational space, as well as a path for pedestrians and cyclists to Norwood Park, or through the park to the Little Falls and Capitol Crescent Trails. Such a path is a logical connection to the Eastern Greenway envisioned along West Avenue north of Bradley.

As least as important, it would retain space for expansion of the fire station in the future, should additional bays or other changes be necessary for public safety.

This proposal was originally made by the Chevy Chase West Neighborhood Association. Please make sure this green space is part of the plan you send to the County Council. Thank you for your consideration.

Sincerely,

Grace Morsberger

4826 Langdrum Lane

Chevy Chase, MD 20815

MCP-CTRACK

From: Cannon <cannon.spotswood@gmail.com>
Sent: Sunday, April 10, 2016 2:08 PM
To: MCP-Chair
Cc: councilmember.berliner@montgomerycountymd.gov
Subject: Bethesda Sector

Dear Mr. Casey and Councilman Berliner,

I am writing this note hopeful that it doesn't fall on deaf ears. Foremost, thank you for considering a lower height for the Jaffe Tower, but the major question is why is the Tower or any other tower needed along a sector which is choked with traffic and will only continue to be overburdened by traffic as the years go by.

I am not adverse to development, but adverse to development for development's sake. I urge you to forward this message to your colleagues and before we go forward, I have two major questions to which I hope to receive an answer. Has the Board spent a considerable amount of time watching and participating in the Wisconsin Avenue Corridor traffic zone? The question was asked at a town hall meeting if any of the Board members lived in or near the Wisconsin Avenue corridor, and the answer was a resounding NO. So has the board done their due diligence and spent morning hours in rush hour traffic along Wisconsin Avenue and accessing Wisconsin Avenue during morning and evening rush hours and other times of day? Have Board members ever tried to cross Wisconsin on a Walk sign and nearly been hit by aggressive angry drivers? Try it sometime and see if you think more towers are needed to add to this mix!!!

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Please don't kill the goose that laid the golden egg.

With sincere regards,

W. Cannon Spotswood

4408 Leland Street
Chevy Chase, MD 20815

MCP-CTRACK

From: GEORGE SCHU <george.schu@gmail.com>
Sent: Monday, April 11, 2016 12:13 AM
To: MCP-Chair
Cc: Councilmember.Berliner@montgomerycountymd.gov
Subject: Bethesda Sector Plan

To: Planning Board Chairman Casey Anderson

Dear Chairman Anderson --

I have been a resident of the Town of Chevy Chase for over 30 years. Lately I have been deeply concerned about elements of the Bethesda Sector Plan and how they would impact the quality of life in Chevy Chase and surrounding neighborhoods.

I appreciate your efforts to reduce the height of the proposed Jaffe Tower, however I am disappointed with the Board's recent decision since the Jaffe Tower, as presently conceived, is completely incompatible with the surrounding neighborhood. The proposal to build the Jaffe Tower should be reconsidered in light of the fact that the Board has approved density additions to the Sector Plan that are well beyond what the Staff recommended, or that are sustainable.

Sincerely,
George Schu
4306 Stanford St
Chevy Chase, MD 20815

April 5, 2016
The Hon. Roger Berliner, Council VP
100 Maryland Avenue
Rockville, MD

RECEIVED
0430
APR 08 2016

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

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

Subject: St. John's Church, Norwood Parish; Support for uniform zoning of the church's property...responsible development of adjacent property at 6801 Wisconsin Avenue.

Dear Mr. Berliner and Chairman Anderson:

As a longterm resident of Bethesda (most of my 88 years, earlier Edgemoor to Kenwood Park) and a longterm member of St. John's Norwood (50+ years), I feel it incumbent on me to weigh in on the proposals being considered for the area near St. John's. I feel a particular kinship to our property because my late husband was the first Custodian of our Memorial Garden ("columbarium") and I have succeeded him in that responsibility. The vast majority of the niches are either occupied (with 1 to 4 urns/deceased in each) or are reserved by specific members for future use. Many of our current members and even neighbors appreciate the peaceful location in which to remember lost ones.

Through the years I have necessarily observed the many changes to the downtown area...more services provided in taller buildings, the convenience of Metro, but also the disappearance of services like Eastham's. A mixed bag. The noise of construction, street closures, etc. have often been hard to take.

However, in the end, I can understand the need for increased use of available "air space." The proposed plan to allow more height on Wisconsin Avenue (with a stepdown towards West Avenue) makes at least some sense and would apparently provide the necessary buffer to our church's needs and minimize disruption to our ongoing services. I look forward to St. John's continued involvement in the plans for the future.

Sincerely yours
Nancy H. Wiecking (now in retirement)
9707 Old Georgetown Rd.
Bethesda, MD

Nancy H. Wiecking

March , 2016

The Honorable Roger Berliner, Council Vice President
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Mr. Casey Anderson, Chairman
Montgomery County Planning Board
Maryland National Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

**Subject: St. John's Church, Norwood Parish;
Support for uniform zoning of the church's property, designation of St.
John's as a Priority Sending Site, and responsible development of the
adjacent property at 6801 Wisconsin Avenue.**

Dear Mr. Berliner, Chairman Anderson and Members of the Planning Board:

I am writing as a Montgomery County resident and as a member of St. John's Church, Norwood Parish, to express my gratitude that the draft Bethesda Plan recognizes and supports St. John's as a valuable community resource and to ask that you preserve the components of the Bethesda Sector Plan that will allow St. John's to continue and expand on the important work we have done for 140 years to support community in Bethesda. Specifically, I ask for your support in three key areas: uniform zoning of the church's property, designation of St. John's as a Priority Sending Site, and responsible development of the adjacent property at 6801 Wisconsin Avenue.

St. John's, located at the corner of Wisconsin Avenue and Bradley Lane, has been an important part of the Bethesda community since 1874. Today, our church is a vibrant, *growing* religious community, with more than 1,100 members, including hundreds of families and parishioners of all ages. We have a very active senior community and the second-largest Sunday school of the 88 churches in the Episcopal Diocese of Washington. St. John's also has a proud history of incubating important community service organizations such as Bethesda Cares, the Norwood School, and Montgomery Hospice, which got their start in our facilities. We are pleased to host today the St. Barnabas Church of the Deaf and the Oneness Family School and to support the Opportunity (second-hand) Shop, a Bethesda institution for over 40 years.

As a member of St. John's, I endorse the Bethesda Plan's vision for a new and vibrant downtown. My fellow parishioners and I understand that the Plan will bring new development to the property that borders our Memorial Garden and interment wall, the nave of the Church, and

our parish hall but believe the development can occur in a way that enhances our sacred spaces and maintains their integrity. I applaud the plan for allowing greater height along Wisconsin Avenue with a significant step-down along West Avenue. I ask that you grant the development next door sufficient height to provide a buffer between it and the Church nave and the columbarium. The taller and thinner the building, the greater the opportunity there is for a development that maintains light and air on the Church property, fits comfortably on Wisconsin Avenue, and minimizes disruption to our ongoing services and events.

I hope that you will support the designation of St. John's as a Priority Sending Site, the uniform zoning of the church property, and the height necessary to allow the developer of the property next door to build up and away from St. John's sacred spaces. My fellow parishioners and I look forward to remaining fully engaged as the Plan is finalized. We are confident that it will make a significant contribution to St. John's positive development, as well as Bethesda's, in the future.

Sincerely,

Betty Hatch
10001 Crestwood Rd
Kensington, MD 20850

MCP-Chair

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APR 07 2016

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

0444

From: Dick Pavlin <pav9@verizon.net>
Sent: Thursday, April 07, 2016 2:19 PM
To: MCP-Chair
Cc: leslie.howerton@mncppc.org
Subject: ACTION IN MONTGOMERY TESTIMONY - BETHESDA SECTOR PLAN
Attachments: AIM Testimony Bethesda Plan 4-16.docx

Dear Mr. Anderson

Please accept the attached testimony of
Action in Montgomery (AIM), commenting on the
Draft Bethesda Sector Plan.

If you have any questions regarding AIM's
comments, you may reach me at 301 294 8083.

Many thanks.

Dick Pavlin
Treasurer, AIM

Action in Montgomery [AIM] Testimony
Draft Bethesda Downtown Plan
submitted to Montgomery County Planning Board

April 7, 2016

Introduction

This testimony is on behalf of Action in Montgomery (AIM), a non-partisan alliance of 26 congregations and neighborhood associations in Montgomery County representing over 60,000 adults. Since its inception in 1999, AIM's goal has been to increase affordable housing funding and production. We appreciate the opportunity to comment on the plan.

We believe the County must ensure that redevelopment and zoning changes foster the creation and/or preservation of affordable housing so that communities are welcoming to all residents, regardless of income, race or ethnicity.

Urban Institute Study

An Urban Institute study of the Washington Metro area recently found the County had -

"Montgomery ...[had] too few affordable and available units for very low income households" and "overall Montgomery, Arlington and Fairfax were the most unaffordable jurisdictions."

(Housing Security in the Washington Region, Urban Institute, 2014).

As one example, the study found 50% of rental households in Montgomery County were "cost-burdened" (paying 30% or more of their income in rent). Speaking of the region as a whole, the study found -

"Largely because of the increase in housing costs, real per capita incomes ... fell by 4.1%" from 2008 to 2012, the third largest decline among the 15 biggest metropolitan areas."

George Mason Study

Last year, the George Mason University Center for Regional Analysis study estimated -

Montgomery County will need an additional 14,960 low-income units in 2023, as compared to 2011. (Greater Washington Region's Future Housing Needs: 2023).

Park & Planning Rental Housing Study

A Rental Housing Study led by the Planning Department in coordination with the Department of Housing & Community Affairs is underway due to "the economic trends of Montgomery County and the Metropolitan DC region have exacerbated a rental housing shortage. Providing the appropriate housing stock to meet the demand for affordable housing is a challenge." The study should reveal how much of rental housing

is currently below market rate to base decisions on how many units of affordable housing may need to be replaced or preserved.

Downtown Bethesda Sector Plan

An overarching goal of the Plan is affordable housing. The draft recognizes Downtown Bethesda has the highest average rents in the County and there is a strong need to preserve and enhance existing affordable housing options. AIM applauds this and strongly supports the planning objective of specifically incentivizing expanded affordability for housing. We recognize the necessity of increasing density and affordable housing options close to transit stations.

An increasing body of economic research supports the commonsense notion that lower-income children whose families move to a better neighborhood have better outcomes. A study of Montgomery County found that children in public housing who attended economically advantaged schools out-performed a similar cohort who attended the least-advantaged schools (Heather Schwartz, "*Housing Policy is School Policy: Economically Integrative Housing Promotes Academic Success in Montgomery County, Maryland*", The Century Foundation, 2010).

AIM is pleased the Planning Board has made affordable housing a priority in the draft Plan and believes the Plan should incorporate the following points:

1. *Require a minimum of 15 percent MPDUs throughout the planning area on all optional method development.*

The Plan should clarify that any additional increases in heights and density under optional method will require a minimum of 15 percent MPDUS as the public benefit. Some areas of the sector (Battery Lane, Bradley Lane) which have much more existing low-rent or affordable housing should be required to provide more than 15%.

2. *Provide language that a goal of the Plan is to create **a mix of** affordable housing, including senior, workforce and units at less than 60% AMI as found in HOC buildings.*

The Downtown Bethesda Sector Plan is a 30 year plan allowing density averaging. Provide language allowing density averaging within the sector plan when no net loss of MPDU units results from transferring density within the sector.

3. *Provide language restricting developers from transferring MPDUs currently near public transportation to other locations in the sector further away from public transit.*

The Plan envisions a new Metro entrance closer to affordable housing with the goal of encouraging mixed income/affordable housing near transit stations. Redevelopment near Metro stations is often conceived with 100% market rate units in mind. MPDUs should not be transferable to other locations away from public transit.

le Roger Berliner, Council Vice President
 Office Building
 100 Maryland Avenue, 6th Floor
 Rockville, MD 20850

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 APR 07 2010

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

Mr. Casey Anderson, Chairman
 Montgomery County Planning Board
 Maryland National Park and Planning Commission
 8787 Georgia Avenue
 Silver Spring, MD 20910

**Subject: St. John's Church, Norwood Parish;
 Support for uniform zoning of the church's property, designation of St.
 John's as a Priority Sending Site, and responsible development of the
 adjacent property at 6801 Wisconsin Avenue.**

Dear Mr. Berliner, Chairman Anderson and Members of the Planning Board:

I am writing as a Montgomery County resident and as a member of St. John's Church, Norwood Parish, to express my gratitude that the draft Bethesda Plan recognizes and supports St. John's as a valuable community resource and to ask that you preserve the components of the Bethesda Sector Plan that will allow St. John's to continue and expand on the important work we have done for 140 years to support community in Bethesda. Specifically, I ask for your support in three key areas: uniform zoning of the church's property, designation of St. John's as a Priority Sending Site, and responsible development of the adjacent property at 6801 Wisconsin Avenue.

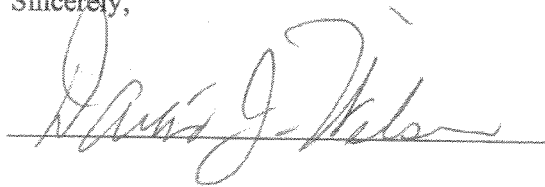
St. John's, located at the corner of Wisconsin Avenue and Bradley Lane, has been an important part of the Bethesda community since 1874. Today, our church is a vibrant, *growing* religious community, with more than 1,100 members, including hundreds of families and parishioners of all ages. We have a very active senior community and the second-largest Sunday school of the 88 churches in the Episcopal Diocese of Washington. St. John's also has a proud history of incubating important community service organizations such as Bethesda Cares, the Norwood School, and Montgomery Hospice, which got their start in our facilities. We are pleased to host today the St. Barnabas Church of the Deaf and the Oneness Family School and to support the Opportunity (second-hand) Shop, a Bethesda institution for over 60 years.

As a member of St. John's, I endorse the Bethesda Plan's vision for a new and vibrant downtown. My fellow parishioners and I understand that the Plan will bring new development to the property that borders our Memorial Garden and interment wall, the nave of the Church, and

our parish hall but believe the development can occur in a way that enhances our sacred spaces and maintains their integrity. I applaud the plan for allowing greater height along Wisconsin Avenue with a significant step-down along West Avenue. I ask that you grant the development next door sufficient height to provide a buffer between it and the Church nave and the columbarium. The taller and thinner the building, the greater the opportunity there is for a development that maintains light and air on the Church property, fits comfortably on Wisconsin Avenue, and minimizes disruption to our ongoing services and events.

I hope that you will support the designation of St. John's as a Priority Sending Site, the uniform zoning of the church property, and the height necessary to allow the developer of the property next door to build up and away from St. John's sacred spaces. My fellow parishioners and I look forward to remaining fully engaged as the Plan is finalized. We are confident that it will make a significant contribution to St. John's positive development, as well as Bethesda's, in the future.

Sincerely,

A handwritten signature in cursive script, appearing to read "David J. Wilson", written over a horizontal line.

3611 Spruell Drive
Silver Spring MD 20902

April 3, 2016

The Honorable Roger Berliner, Council Vice President
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Mr. Casey Anderson, Chairman
Montgomery County Planning Board
Maryland National Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

**Subject: St. John's Church, Norwood Parish;
Support for uniform zoning of the church's property, designation of St.
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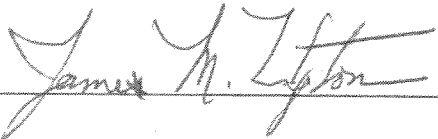
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Sincerely,



April 3, 2016

The Honorable Roger Berliner, Council Vice President
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Mr. Casey Anderson, Chairman
Montgomery County Planning Board
Maryland National Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

**Subject: St. John's Church, Norwood Parish;
Support for uniform zoning of the church's property, designation of St.
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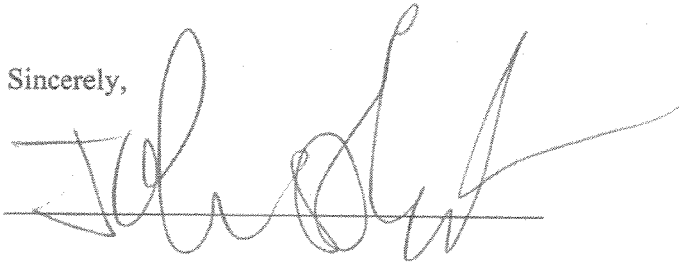
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Sincerely,

A handwritten signature in dark ink, appearing to be "John" followed by a surname that is partially obscured by a horizontal line. The signature is written in a cursive style.

470 S Langdon Ln
Cherry Hill MD

April 3, 2016

The Honorable Roger Berliner, Council Vice President
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Mr. Casey Anderson, Chairman
Montgomery County Planning Board
Maryland National Park and Planning Commission
8787 Georgia Avenue
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Sincerely,

Evelyn C. Freeman

5401 Bradley Blvd

Bethesda, MD 20814

April 3, 2016

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100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Mr. Casey Anderson, Chairman
Montgomery County Planning Board
Maryland National Park and Planning Commission
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Sincerely,

Chris Reart

9325 Renshaw Dr.

Bethesda, Md. 20817

April 3, 2016

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100 Maryland Avenue, 6th Floor
Rockville, MD 20850

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Sincerely,



David J. Janky

April 3, 2016

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Council Office Building
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Rockville, MD 20850

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Montgomery County Planning Board
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Sincerely,

Bruce M. Campbell

3614 Livingston St NW

WD C 20015

April 3, 2016

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100 Maryland Avenue, 6th Floor
Rockville, MD 20850

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Sincerely,



7201 Radnor Rd
Beth., MD 20817

April 3, 2016

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100 Maryland Avenue, 6th Floor
Rockville, MD 20850

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Montgomery County Planning Board
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Sincerely,

Cynthia L Murdock
Cynthia L Murdock

4 Bunker Ct
Potomac, MD 20854

April 3, 2016

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Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

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~~March~~
April
March 4, 2016

The Honorable Roger Berliner, Council Vice President
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Mr. Casey Anderson, Chairman
Montgomery County Planning Board
Maryland National Park and Planning Commission
8787 Georgia Avenue
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MCP-CTRACK

From: Thomas Kennedy <kennedyasmp@gmail.com>
Sent: Wednesday, April 06, 2016 5:39 PM
To: MCP-Chair
Subject: Zoning Request involving St. Johns Norwood Church

RECEIVED
0438
APR 07 2016

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

Dear Chairman Anderson:

I am writing you as a parishioner at St. Johns Norwood Church, and long-time resident of the Bethesda-Chevy Chase area living near the Columbia Country Club.

Given our church's long history with the B-CC community and our commitment to serving the community by serving as the hub for many activities designed to improve the quality of life for all our residents, I wanted to reach out regarding the plan for developing the property at 6801 Wisconsin Ave. in Bethesda.

With regard to the plan, I would ask respectfully the following of you and other members of the Planning Commission.

1. Maintain the integrity of the our sacred spaces, including the Nave, Memorial Gardens, and Columbarium.
2. Enable height limits that allow the developer to build up rather than out so that a buffer is maintained between the church property and the adjacent development.
3. Enable uniform zoning of St. Johns Norwood property and permit sufficient density considerations so the church would have the ability in the future to improve its facilities, consistent with its historic role of fostering important community service organizations, such as Bethesda Cares and the Montgomery Hospice.
4. Confirm St. Johns Norwood's status as a Priority Sending Site, with a right to sell any excess density at fair market value. This would ensure the ability of our church to meet our future needs and remain a thriving contributor to the greater good of the Bethesda-Chevy Chase community.

Thank you in advance for your consideration.

Sincerely,
Tom

--
Thomas R. Kennedy

240.601.8041 Cell
4002 Laird Place | Chevy Chase MD 20815

MCP-CTRACK

From: Todd Hoffman <thoffman@townofchevy Chase.org>
Sent: Wednesday, April 06, 2016 6:45 PM
To: MCP-Chair
Subject: Town of Chevy Chase Comments on Bethesda Sector Plan
Attachments: TOCC Comments on Bethesda Sector Plan 4-7-16.pdf

Please verify receipt and deliver the attached to all Planning Board members. Thank you.

Todd Hoffman
Town Manager
Town of Chevy Chase, Maryland
4301 Willow Lane
Chevy Chase, MD 20815
301-654-7144 (P)
301-718-9631 (F)
thoffman@townofchevy Chase.org



Al Lang, *Mayor*
John Bickerman, *Vice Mayor*
Vicky Taplin, *Secretary*
Fred Cecere, *Treasurer*
Kathy Strom, *Community Liaison*

Comments on Bethesda Sector Plan Town of Chevy Chase April 7, 2016

The Town appreciates this opportunity to provide comments on the proposed Bethesda Sector Plan on behalf of the Town Council and residents of the Town of Chevy Chase. The Bethesda Sector Plan is critically important to the County and the greater Bethesda community, which includes all neighboring communities, as well as for the State of Maryland. The Planning Board and County Council must make certain that safety during and after construction is assured; that traffic congestion, which is already very bad, is reduced, not exacerbated; and because our children must come first, that school overcrowding is eliminated, not increased. All of these issues unless properly addressed will have a serious negative impact on the quality of life for the residents of all the neighboring Bethesda communities.

Safety both during and after construction is critically important. Bethesda area residents will suffer from significant disruption while the plan is built out. Both pedestrians and motorists will feel a significant impact as massive construction projects proceed in the narrow Wisconsin Avenue corridor. In addition, serious attention must be given to safely moving cars and people within downtown Bethesda in light of the substantially increased density contemplated in the plan.

It is imperative that the Planning Board update existing impact studies before sending the plan to the County Council, since approved density increases go far beyond what was covered by the original studies. The Planning Board is obliged to consider the impact of the plan's cumulative additional density on traffic congestion and cut-through traffic and parking in residential neighborhoods. Bethesda area residents are already suffering from the negative impacts of previously approved density increases along Wisconsin Avenue and in downtown Bethesda. The detrimental effects are evident today and will only be exacerbated by additional future density.

Overcrowding in area schools is a significant concern. It is our understanding that MCPS has not yet considered the plan's cumulative additional density on area schools, which are already overcrowded. The enrollment projections in the MCPS CIP do not include new housing that is proposed in the Bethesda Downtown Plan. This is a significant oversight that must be addressed now.

We look forward to working with the Planning Board to resolve these significant concerns and to ensure a vibrant, welcoming, and appropriately-scaled downtown Bethesda for the next twenty years. In light of our desire to work closely with the Board, we provide the following specific observations and requests.

First, we strongly encourage the Board to limit the height and density of buildings immediately adjacent to and across from all residential neighborhoods to ensure commercial development compatible with nearby single-family residences. Following is a list of specific properties adjacent to the Town of Chevy Chase where the Planning Board or Planning Department's proposed re-zoning should be reconsidered. These properties have been identified because they are near single family residential homes and pose significant problems including:

- Height limits that are too high near single-family homes
- Allowed FAR that is too high near residential neighborhoods
- Commercial Residential ("CR") zoning, which would permit density transfers to the property above and beyond the mapped FAR and allowed, limited, and conditional uses that are not appropriate adjacent to residential neighborhoods
- Undermining critical objectives of the draft Sector Plan; including "ensur[ing] compatibility of new development with surrounding neighborhoods," "creat[ing] livable communities and appropriate transitions by greening and buffering the edges," and "provid[ing] a compatible transition between higher density development along Wisconsin Avenue and the East Bethesda and Town of Chevy Chase neighborhoods." [May Draft, pages 70, 76, 122].

1. **6801-6807 Wisconsin Ave. / "O" West Ave.** (Jaffe Tower)
6701 Wisconsin (St. John's Church)

- Both the 120 feet (planning staff proposal) and 145 feet (property owner request) heights are too tall for a building on the southeastern corner of the sector plan and across a narrow residential street from single family homes. Equivalent properties at corners of other sector plans adjacent to residential neighborhoods (Friendship Heights, Kensington, Silver Spring, Wheaton, and White Flint) have typically been capped at 50-70 feet.
- Neither the CR designation nor the proposed FAR (2.25) is appropriate less than 50 feet from properties with single family residences.
 - The developer has made clear that he intends to significantly exceed the mapped FAR, so restrictions on density transfers are needed at this site.
 - We oppose the elimination of split zoning for these lots. Maintaining R-60 zoning on the West Ave. lots (the back half of the site) or up-zoning the back lots to a Commercial Residential Neighborhood ("CRN") floating zone would be more appropriate than the proposal to change these parcels to CR because of the more appropriate limits on height and FAR (including the prohibition on density transfers) and uses.
- Strict building guidelines need to be written into the plan for this property to ensure that:
 - The setback from the residential neighborhood meets or exceeds the standard for a Tier 3 greenway (75 feet),
 - There is no vehicular cut-through from Wisconsin to West Avenue and vice versa, and
 - The stepdown in height is such that the structure on the property adjacent to the West Avenue setback is no higher than 35 feet.

2. & 3. **Parking Lot 24** (Behind Farm Women's Market)
Parking Lot 10 (Behind Moby Dick/Don Pollo strip)

- These properties represent one of the last and largest opportunities to create significant new green space in the sector. Consistent with the Parks and Open Spaces objectives of the Staff draft, there needs to be strict building guidelines on both properties to ensure a significant portion is maintained for open space.
- 90 feet is too tall for a property that is across a narrow residential street from single family homes.
- Neither the CR designation nor the proposed FAR (3.5) is appropriate for properties less than 50 feet from residential properties with single family homes. Maintaining R-60 zoning or changing to CRN floating zone would be more appropriate.
- Strict building guidelines need to be written into the plan for this property to ensure that:
 - The setback from the residential neighborhood meets or exceeds the standard for a Tier 3 greenway (75 feet), and
 - The stepdown in height is such that the structure on the property adjacent to the 46th Street setback is no higher than 35 feet.

4. & 5. **7121 Wisconsin Ave.** (Bernstein Building)
7201 Wisconsin Ave. (Guardian/Panera Building)

- 200 and 250 feet respectively are too tall for properties on the east side of Wisconsin south of Elm Street. Both these buildings will tower over the proposed green space at and behind the Farm Women's Cooperative Market, casting it in permanent shadow and undermining the desirability of a new open green space. For reference, the tallest building currently on this stretch is 7101 Wisconsin, which is 14 stories.
- The proposed FARs (6.0 and 8.0 respectively) are also excessive for properties next to residential condominiums and close to (less than 250 and 350 feet respectively) from residential properties with single family homes.

6. **4508 Walsh St.** (Writer's Center)

- 90 feet is too tall for a property that is cattycorner from single family homes. The height should step down from Wisconsin Avenue to the single family residences on Walsh and West Streets.
- Neither the CR designation nor the proposed FAR (3.5) is appropriate for properties less than 100 feet from single family residential neighborhoods. Maintaining R-60 zoning or changing to a CRN floating zone would be more appropriate.

7. **4400 Montgomery Ave.** (Bethesda Sport & Health)

- 120 feet is too tall for a property just 60 feet from residential properties with single-family homes.
- Neither the CR designation nor the proposed FAR (3.5) is appropriate for properties so close to a single family residential neighborhood. Maintaining the current CRN designation would be more appropriate.

8. 4300-4336 Montgomery Ave.

- These properties were all identified as a significant opportunity to create new green space (the "Eastern Capital Crescent Urban Greenway") in the sector adjacent to the Capital Crescent Trail.
- Re-designating these properties as CRT works against that goal. Maintaining the current CRN designation would be more appropriate and help to achieve the Parks and Open Spaces objectives for these properties and the sector.

These proposals collectively represent an opportunity to reduce up to 1 million square feet of development out of the sector and have the potential to significantly mitigate concerns of area residents. Moreover, reconsideration of each of these properties is necessary to fully achieve the goals articulated in the draft Sector Plan. In each case, the proposed re-zoning can and should be replaced with less intense development.

Second, we believe it is vitally important to **implement the proposed Bethesda Commons plan** on parking lots 24 and 10, between 46th St. and Wisconsin Avenue, as an extension of Elm Street Park and the proposed Eastern Greenway. We reject the idea that the parking lots will never be turned into a park, and welcome discussions on how we might work with the Planning Board and the DOT to understand and achieve our respective goals.

- From a community perspective, the Commons would offer an **appropriate transitional land use** (i.e. "buffer zone") between a single-family neighborhood and high density development, as is called for in the Sector Plan. It would create a large "civic green" behind the Farm Women's Market with a modern, underground parking facility below.
- This location presents a unique opportunity to create a **large, open recreation area** proximate to an urban business district -- a disappearing and highly desirable resource in the down-county area -- for downtown Bethesda area residents and workers to enjoy.
- As stated above, in the event that commercial development may occur on portions of **parking lots 10 and 24** in conjunction with the Bethesda Commons plan, the Planning Board should ensure that the setback from the residential neighborhood meets or exceeds the standard for a Tier 3 greenway (75 feet), and that the stepdown in height is such that any structure adjacent to the 46th Street setback is no higher than 35 feet.

Third, it is imperative that the Planning Board **update existing impact studies before sending the plan to the County Council**, since approved density increases go far beyond what was covered by the original studies.

- As acknowledged by the Planning Board staff, the Sector Plan contemplates significant density increases above professional staff recommendations on a parcel-by-parcel basis. The Planning Board is obliged to reconcile those increases with the **impact of the cumulative additional density** on traffic congestion, cut-through traffic and parking in residential neighborhoods, overcrowding in area schools, demand on public infrastructure, storm water run-off and other environmental concerns, and quality of life of area residents both during and after construction.
- Bethesda area residents are **already suffering from the negative impacts of previously approved density increases** along Wisconsin Avenue and in downtown Bethesda. The detrimental effects are evident today and will only be exacerbated by additional future density.

Finally, we believe that the Board should solicit additional input from the public before making decisions regarding significant future development adjacent to our neighborhood.

- **Many Town residents remain unaware of the potential impact of various aspects of the Sector Plan on their neighborhood and quality of life. While the Planning Board did hold hearings over the summer, significant changes, including the tentative approval of millions of square feet of additional built out space, have occurred quickly and recently without addressing the impacts of increased building heights and densities on the local community and without an opportunity for public comment.**
- **We ask the Planning Board to schedule another round of well-publicized hearings, at which Town residents can testify, on all aspects of the Bethesda Sector Plan before any recommendations are made to the County Council.**

MCP-CTRACK

From: Valerye Stochak <vstrochak@gmail.com>
Sent: Wednesday, April 06, 2016 8:40 PM
To: MCP-Chair
Subject: St. John's Church, Norwood Parish

Chairman Anderson and Members of the Planning Board:

I am writing as a Montgomery County resident and as a member of St. John's Church, Norwood Parish, to express my gratitude that the draft Bethesda Plan recognizes and supports St. John's as a valuable community resource and to ask that you preserve the components of the Bethesda Sector Plan that will allow St. John's to continue and expand on the important work we have done for 140 years to support community in Bethesda. Specifically, I ask for your support in three key areas: uniform zoning of the church's property, designation of St. John's as a Priority Sending Site, and responsible development of the adjacent property at 6801 Wisconsin Avenue.

St. John's, located at the corner of Wisconsin Avenue and Bradley Lane, has been an important part of the Bethesda community since 1874. Today, our church is a vibrant, growing religious community, with more than 1,100 members, including hundreds of families and parishioners of all ages. We have a very active senior community and the second-largest Sunday school of the 88 churches in the Episcopal Diocese of Washington. St. John's also has a proud history of incubating important community service organizations such as Bethesda Cares, the Norwood School, and Montgomery Hospice, which got their start in our facilities. We are pleased to host today the St. Barnabas Church of the Deaf and the Oneness Family School and to support the Opportunity (second-hand) Shop, a Bethesda institution for over 60 years.

As a member of St. John's, I endorse the Bethesda Plan's vision for a new and vibrant downtown. My fellow parishioners and I understand that the Plan will bring new development to the property that borders our Memorial Garden and interment wall, the nave of the Church, and our parish hall but believe the development can occur in a way that enhances our sacred spaces and maintains their integrity. I applaud the plan for allowing greater height along Wisconsin Avenue with a significant step-down along West Avenue. I ask that you grant the development next door sufficient height to provide a buffer between it and the Church nave and the columbarium. The taller and thinner the building, the greater the opportunity there is for a development that maintains light and air on the Church property, fits comfortably on Wisconsin Avenue, and minimizes disruption to our ongoing services and events.

I hope that you will support the designation of St. John's as a Priority Sending Site, the uniform zoning of the church property, and the height necessary to allow the developer of the property next door to build up and away from St. John's sacred spaces. My fellow parishioners and I look forward to remaining fully engaged as the Plan is finalized. We are confident that it will make a significant contribution to St. John's positive development, as well as Bethesda's, in the future.

Sincerely,

Valerye Stochak
5030 Alta Vista Road
Bethesda

MCP-CTRACK

From: Andrea Harris <andrea.dee.harris@gmail.com>
Sent: Wednesday, April 06, 2016 9:48 PM
To: MCP-Chair; Councilmember.berliner@montgomerycountymd.gov
Subject: oppose to construction of tall building at Bradley and Wisconsin

April 6th, 2016

Dear Chairman Anderson and Councilmember Berliner:

I wanted to write to let you know of my strong opposition to construction of a tall (120-145 foot) residential complex near the intersection of Bradley Lane and Wisconsin Avenue. Such a structure will overtax our community's ability to cope with growth. It will affect our roads' carrying capacity, will bring commercial traffic on to residential streets, will place unnecessary and unsustainable strain on our transport infrastructure, schools, and traffic and pedestrian safety. It will add to rapidly growing noise and light pollution problems. It will diminish the quality of life for all homeowners in adjacent and nearby residential single-family home neighborhoods.

I also urge the county to rescind its current "upzoning" recommendations for properties bordering West Avenue (a residential street, where all properties have been zoned R-60 for many decades) to a CR designation. This is not in keeping with the clearly residential character of the surrounding neighborhood.

I am not opposed to development in Bethesda or on this specific site. I support **sensible development that is in scale with surrounding neighborhoods** and does not overtax our infrastructure. I would be supportive of a more modest development at this site that retains long-existing height and density limits that are in keeping with 'edge' property principles.

I urge you to keep Bethesda development sensible – particularly in 'edge' neighborhoods – and keep them in a reasonable scale and proportion to surrounding residential areas. This is essential to maintaining the character of our communities, and essential to the vitality of community values that will undergird the future of a healthy and happy future for Bethesda and its neighbors.

Yours sincerely,

Andrea Dee Harris

4428 Ridge Street resident, Chevy Chase MD

MCP-CTRACK

From: Robert Portman <robportman5980@gmail.com>
Sent: Thursday, April 07, 2016 9:19 AM
To: MCP-Chair; Councilmember.berliner@montgomerycountymd.gov
Cc: Annette Simon
Subject: Bethesda Sector Plan/Jaffe Tower

Dear Planning Board,

We are writing to express our strong concern about the Bethesda Sector Plan (the Plan) generally and the Jaffe Tower specifically. We are generally concerned that the Plan permits too much density overall and particularly in or near residential areas. There is insufficient set asides for green space and no attempt to account for the adverse effects of increased density on traffic congestion, school overcrowding, pollution, and scarcity of public services. The Plan is missing a wonderful opportunity to create a better, greener community.

We are particularly concerned about the height and overall size of the proposed Jaffe Tower next to St. John's Church, as well as the possibility that the property will have direct motor vehicle access to our Chevy Chase neighborhood. We live at 6803 West Avenue directly across the street from the proposed tower. The developer has proposed a building height of 120 feet at Wisconsin Avenue tapering down to 30 feet at its closest point to West Avenue. But, if you stand on our front porch, you will see that this tapering effect will do little to mitigate the impact of such a tall building so close to our neighborhood. A building that size will also add hundreds of people and cars to an already congested area.

As others have indicated, Ridge Street, which feeds into West Avenue at the point where the tower would be built, does not have sidewalks at this juncture. So, residents must walk on the street right near this property. The church runs a school during the week and its Sunday services result in many children and families walking directly in front of the proposed building. It is therefore critical that this property not be allowed to have a direct cut through to West Avenue for motor vehicles. Even allowing access to the building's parking lot from West Avenue would create a major public safety issue. We don't believe the Planning Board has considered this issue thus far, so we urge you to prevent the property from having any motor vehicle access to West Avenue, other than perhaps for emergency vehicles.

Please understand that we are not against development of this property. We fully understand and appreciate that we live very close to an urban area. But, any development this close to a residential neighborhood should be scaled to suit its surroundings. The Adagio across Wisconsin Avenue is 90 feet. Any buildings on our side of Wisconsin should be capped at that height and preferably would much smaller to account for their closer proximity to a residential area.

Thank you for considering our comments.

Sincerely,

Rob Portman/Annette Simon
6803 West Avenue

MCP-CTRACK

From: Stewart Schwartz <stewart@smartergrowth.net>
Sent: Thursday, April 07, 2016 10:06 AM
To: Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; NataliFaniGonzalez@gmail.com; Presley, Amy; MCP-Chair; Howerton, Leslye; Wright, Gwen
Cc: Pete Tomao
Subject: Comments re 6801 Wisconsin Avenue in Bethesda
Attachments: 2016.04.07 Comments on 6801 Wisconsin Avenue.pdf

Chairman Anderson and members of the Planning Board:

See attached comments for our evaluation of the conceptual proposal for 6801 Wisconsin Avenue.

Pete Tomao will be testifying for the Coalition for Smarter Growth today with regard to our support for the increased development proposed in the update to the Bethesda plan. I cannot attend, however, and should you have any questions about our position regarding 6801 Wisconsin Avenue, please direct those to me. I can be reached on my cell at 703-599-6437.

Thank you for your hard work on behalf of Montgomery County.

Stewart

Stewart Schwartz
Executive Director
Coalition for Smarter Growth
316 F Street NE, Suite 200
Washington, DC 20002
www.smartergrowth.net
202-675-0016



Coalition for Smarter Growth

DC • MD • VA

April 7, 2016

Chairman Casey Anderson
Montgomery County Planning Board
8787 Georgia Ave
Silver Spring, MD 20910

Re: 6801 Wisconsin Avenue

Chairman Anderson and Planning Board Members:

The Coalition for Smarter Growth submits the following comments with regard to the conceptual proposal for 6801 Wisconsin Avenue. These comments are in addition to those we will provide today with regard to the draft update to the Bethesda plan as a whole.

While this property is at the southern end of the planning area, it is still within about 1/2 mile from the Bethesda Metro station and future Purple Line Station. This is within reasonable 10 minute walking distance. In keeping with our support and the regional need to maximize walking, biking and transit trips, this parcel is appropriate for higher-density development. As has been found in Montgomery County and Arlington, transit-oriented development is resulting in much lower levels of car ownership and driving, and much higher levels of walking, biking and transit use.

The current parcel is comprised of an extensive parking lot and one-story commercial buildings. It falls within the area where heights of 120 feet are proposed on Wisconsin Avenue, but we understand that the applicant is requesting additional height in order to provide amenities and benefits to the adjacent Episcopal Church and to the neighborhood to the east side of West Street.

The amenities and benefits requested include adequate parking for the church, a safer off-street drop-off for children (which will remove the drop off from West Street), a buffer for the church's memorial garden and a wide greenway along West Street. Dedicating land to these uses and providing additional parking which can cost \$50,000 per space, increases the cost of development, but this cost can be recovered with additional height along Wisconsin. At the same time, if developed with residential, the project will provide much needed moderately priced dwelling units.

We believe additional height, up to the 145 feet requested by the applicant, is appropriate along Wisconsin Avenue in order to provide for a larger buffer on West Street and lower heights in the back portion of the development. The most effected neighborhood is to the east, but the combination of greenway, trees and step-downs to lower heights in the rear will ensure a good transition. The depth of the parcel at 350 feet provides a great opportunity to make these step-downs and buffers work. The presence of the Church, country club, and fire station to the south and southwest will provide a buffer

316 F Street NE | Suite 200 | Washington DC | 20002
smartergrowth.net | (202) 675-0016

to the south.

Our review of the Rosslyn-Ballston Corridor in Arlington, and Bethesda and Friendship Heights in Montgomery, indicates to us that these step-downs can work very effectively to transition to adjacent neighborhoods. At the same time, with the demand continuing to grow for living in walkable, transit-accessible neighborhoods, and to have access to the convenient services these neighborhoods provide, property values have continued to increase in adjacent single-family home neighborhoods.

So on balance, we believe the applicant's proposal is reasonable and provides important community benefits. We urge continued work with the community to ensure excellence in design.

Sincerely,

A handwritten signature in black ink, appearing to read "Stewart Schwartz". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Stewart Schwartz
Executive Director

MCP-CTRACK

From: Davis-Cook, Shana <Shana.Davis-Cook@montgomerycountymd.gov>
Sent: Thursday, April 07, 2016 11:24 AM
To: MCP-Chair
Cc: shana.davis-cook; Floreen, Nancy; Berliner, Roger; Village, Chevy Chase
Subject: Bethesda Downtown Sector Plan
Attachments: LtrtoCAAnderson_BethesdaDowntownPlan_finalresubmission040616.pdf

Importance: High

Dear Chairman Anderson:

Attached please find a letter on behalf of Chevy Chase Village regarding the Bethesda Downtown Sector Plan. This letter is submitted for the record on this matter, which is scheduled for the Planning Board's consideration at your work session scheduled for this afternoon.

Sincerely,

Shana R. Davis-Cook
Manager, Chevy Chase Village
shana.davis-cook@montgomerycountymd.gov





April 6, 2016

Mr. Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Bethesda (Downtown) Sector Plan

Dear Chairman Anderson:

In advance of your April 7, 2016 work session to discuss the Bethesda Downtown Sector Plan, I am resubmitting on behalf of the Chevy Chase Village Board of Managers the attached letters that we submitted for the Planning Board's attention on February 2, 2016 and June 11, 2015.

We continue to urge the Planning Board to maintain reasonable building heights adjacent to single-family residences by limiting building heights to a maximum of 35 feet. We encourage you to heed the Planning Staff's original proposal for an eastern greenway—"Bethesda Commons"—as an effective transitional area between the commercial corridor along Wisconsin Avenue and the adjacent residential community.

Lastly, we maintain our earlier stated objections to any rezoning of the Bethesda Fire Station property, located just south of Bradley Boulevard at the intersection with Wisconsin Avenue.

Thank you for your attention to our concerns.

Sincerely,

Michael L. Denger
Chair, Chevy Chase Village Board of Managers

cc: Chevy Chase Village Board of Managers
Ms. Nancy Floreen, Montgomery County Council President
Mr. Roger Berliner, Montgomery County Council
Town of Chevy Chase

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LEGAL COUNSEL
SUBLEEN M. FERGUSON



February 2, 2016

Mr. Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Bethesda (Downtown) Sector Plan

Dear Chairman Anderson:

I am writing on behalf of the Chevy Chase Village Board of Managers in follow-up to the letter our community sent to you last summer regarding the Bethesda Sector Plan. As we stated in our letter dated June 11, 2015 (attached), the residents of Chevy Chase Village, an incorporated area directly south and east of the Bethesda Sector Plan area, remain concerned regarding the effects that the proposed increased density levels will have on local traffic congestion and school populations, which already well exceed capacity.

Additionally, we echo concerns expressed by residents in communities surrounding the Bethesda Sector area, especially the neighborhoods east and south of downtown regarding building height limits adjacent to single-family residences. Limiting immediately adjacent building heights to no more than 35' is critical for protecting the interests of these homeowners and the value of their properties.

In addition to maintaining reasonable building heights, we support the "Bethesda Commons" as a critical greenspace amenity for local residents and employees of the commercial buildings (as well as the proposed underground parking to replace the surface parking now on the site). As originally proposed by the Planning Staff, the "eastern greenway" concept is an effective means for providing a transitional area between the Wisconsin Avenue commercial corridor and the adjacent residential community. As you know, a similar buffer exists between Chevy Chase Village and the Friendship Heights commercial area.

Lastly, I would like to take this opportunity to restate our community's objections to any rezoning of the Bethesda Fire Station property, located just south of Bradley Boulevard at the intersection with Wisconsin Avenue. The existing southern border for Bethesda's commercial

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Assistant Treasurer

MINH LE
Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON

district should be maintained at Bradley Boulevard, thereby protecting the residential character and the 'green mile' originally established within the Bethesda Master Plan.

Thank you for your attention to our concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael L. Denger", with a horizontal line extending to the right.

Michael L. Denger
Chair, Chevy Chase Village Board of Managers

cc: Chevy Chase Village Board of Managers
Ms. Nancy Floreen, Montgomery County Council President
Mr. Roger Berliner, Montgomery County Council
Town of Chevy Chase



June 11, 2015

Mr. Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland, 20910

RE: Bethesda (Downtown) Sector Plan

Dear Chairman Anderson:

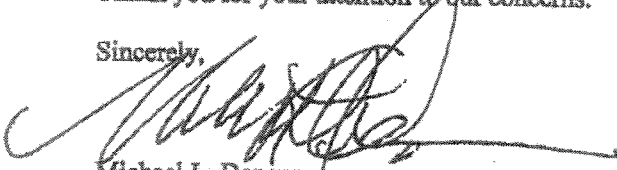
I am writing on behalf of Chevy Chase Village, an incorporated area directly south and east of the Bethesda Sector Plan area. We have reviewed the draft plan and offer the following comments and concerns:

- Our community continues to have grave concerns on the effect of development on both traffic and schools. Already congested roads, especially Wisconsin Ave and Connecticut Avenue, Bradley Lane and East-West Hwy are currently at or beyond capacity. Increased development in Bethesda will exacerbate this unacceptable situation. Similarly, the schools in our area are now at or over capacity (Somerset, Chevy Chase and Rosemary Hills). Increases in housing, while otherwise desirable, will result in added overcrowding—particularly when combined with the Chevy Chase Lake and Westbard areas sending children to these same schools. The Plan fails to adequately address either of these problems.
- We join with our neighbors in opposing heights as high as 70' directly across from single family residences. These heights are inconsistent with the plan's claim to "preserve and protect existing single-family neighborhoods in and around the Sector Plan." Heights should be lowered to 45' and uses strictly limited to residential.
- The Bethesda Fire Station property should retain its current R-10 zone or a similar zone which would provide for a fire station without increasing the height or other non-residential uses. The incursion of commercial uses south of Bradley Blvd should be prohibited. The Bethesda Master Plan calls for a 'green mile' between Bethesda and Friendship Heights and the Sector Plan should respect that provision.

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Thank you for your attention to our concerns.

Sincerely,



Michael L. Denger
Chair, Chevy Chase Village Board of Managers

cc: Chevy Chase Village Board of Managers
Mr. George Leventhal, Montgomery County Council President
Mr. Roger Berliner, Montgomery County Council
Ms. Naomi Spinrad, Chevy Chase West
Town of Chevy Chase

MLD:psb

MCP-CTRACK

From: Robert Silverberg <rsilverberg@sbgdc.com>
Sent: Wednesday, April 06, 2016 3:19 PM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Newhouse, Rachel; councilmember.berliner@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov
Subject: Designate green space adjacent to Fire Station 6

RECEIVED
0436
APR 06 2016

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

Dear Chair Anderson, Commissioner Wells-Harley, Commissioner Dreyfuss, Commissioner Fani-Gonzalez, and Commissioner Pressley:

We are 30-year residents of Chevy Chase West and I am writing in support of making the undeveloped space adjacent to Fire Station 6 at Wisconsin and Bradley a designated green space. At about 30,000 square feet, this would be a significant addition to green space within the Bethesda Downtown plan area, and would help to mitigate loss of trees and green cover elsewhere in and around Bethesda.

In addition, it would provide additional play and recreational space, as well as a path for pedestrians and cyclists to Norwood Park, or through the park to the Little Falls and Capitol Crescent Trails. Such a path is a logical connections to the Eastern Greenway envisioned along West Avenue north of Bradley.

As least as important, it would retain space for expansion of the fire station in the future, should additional bays or other changes be necessary for public safety.

This proposal was originally made by the Chevy Chase West Neighborhood Association. Please make sure this green space is part of the plan you send to the County Council.

Thank you for your consideration.

Sincerely,

Robert and Nancy Silverberg
4612 DeRussey Parkway
Chevy Chase, MD 20815

Garcia, Joyce

From: Robins, Steven A. <sarobins@lercheearly.com>

Sent: Wednesday, April 06, 2016 12:09 PM

To: Anderson, Casey; Garcia, Joyce; Kronenberg, Robert; Howerton, Leslye

Subject: FW: Lantian Ltr

Attachments: Lantian Ltr.PDF

Importance: High

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APR 06 2016

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

Attached is a letter on behalf of Lantian Development regarding the Bethesda Downtown District Plan. I would appreciate it if you would distribute the letter to the other Board Members. Thank you in advance for your consideration regarding this matter.

Steve Robins

Steven A. Robins - Attorney

Lerch, Early & Brewer, Chtd. ideas that work

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Howerton, Leslye

From: Barbara McCall <mccall@capitaleedge.com>
Sent: Wednesday, April 06, 2016 11:36 AM
To: MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy
Cc: Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Newhouse, Rachel; councilmember.berliner@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov
Subject: Designation of Greenspace adjacent to Fire Station 6

Dear Chair Anderson, Commissioner Wells-Harley, Commissioner Dreyfuss, Commissioner Fani-Gonzalez, and Commissioner Pressley:

On behalf of the 4720 Chevy Chase Dr, Bradley House and Kenwood Forest condominium associations in South Bethesda I am writing in support of making the undeveloped space adjacent to Fire Station 6 at Wisconsin and Bradley a designated green space. At about 30,000 square feet, this would be a significant addition to green space within the Bethesda Downtown plan area, and would help to mitigate loss of trees and green cover elsewhere in and around Bethesda.

In addition, it would provide additional play and recreational space, as well as a path for pedestrians and cyclists to Norwood Park, or through the park to the Little Falls and Capitol Crescent Trails. Such a path is a logical connection to the Eastern Greenway envisioned along West Avenue north of Bradley.

It would retain space for expansion of the fire station in the future, should additional bays or other changes be necessary for public safety.

This proposal was originally made by the Chevy Chase West Neighborhood Association. Please make sure this green space is part of the plan you send to the County Council. Thank you for your consideration.

Sincerely,

Barbara McCall
4720 Chevy Chase Dr #502
Chevy Chase, MD 20815



ideas that work

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April 6, 2016

BY ELECTRONIC MAIL

The Honorable Casey Anderson, Chair
and Members of the Montgomery County Planning Board
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Lantian Development Property Located at 4341 Montgomery
Avenue/Request to be heard

Dear Mr. Anderson and Members of the Board:

Our firm represents Lantian Development, the owner of property located at 4341 Montgomery Avenue (the "Property"). The Property is located on the north side of Montgomery Avenue, and is identified on the attached exhibit. A relatively small house structure is located on the Property and is used for Lantian's office headquarters. We are requesting that the Board provide us the opportunity to appear before it at an upcoming worksession to discuss the importance of this property and the need for an adjustment to the recommended zoning classification as presently set forth in the Public Hearing Draft. Unfortunately, we did not participate in this process when the Board held its public hearing but we are here now to express our position (which is consistent with the recommendations made for surrounding properties) and very much appreciate the Board's consideration.

The Property is located in the Pearl District and is proposed to be rezoned to the CR 2.0 C 1.75 R 2.0 H 120 zone. The Property is identified in Area #6 on the Map shown on Page 111 of the Sector Plan. We believe that this zoning should be adjusted (with similar consideration given to the other properties in this portion of Area #6) given the decisions that were quite appropriately made by the Board regarding the surrounding properties. Properties to the far west have been recommended for the CR 3.0 C 3.0 R 3.0 H 145 (with heights tapering down to 120' closer to Montgomery Avenue). Properties directly to the west, north and east all are recommended for CRT 3.5 C 3.5 R 3.5 H 120 (property identified as Area #7). As you can see, the FAR 2.0 is below that which could be achieved on all of the surrounding properties. We would request that the Board adjust the zoning for the Property to essentially match the other properties identified in Area #7 (and that completely surround the Property) – CR 3.5 C 3.5

The Honorable Casey Anderson
and Members of the Planning Board
April 6, 2016
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R 3.5 H 120. This adjustment would result in a similar zoning pattern for this section of the Pearl District.

We very much appreciate the Board's consideration and respectfully request that we are given the opportunity to appear before the Board at an upcoming workession.

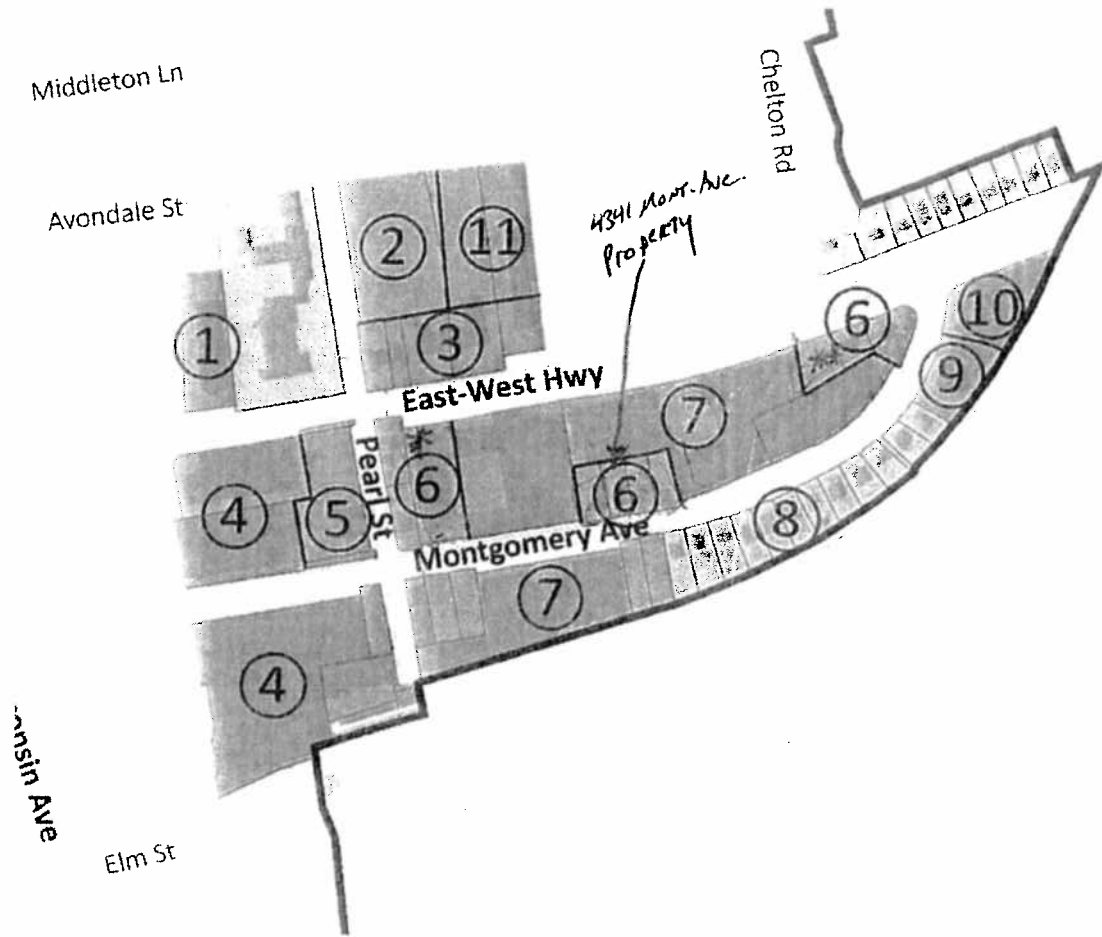
Sincerely,

A handwritten signature in black ink, appearing to read "S.A. Robins". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Steven A. Robins

cc: Robert Kronenberg
Leslye Howerton
Brian McLaughlin

Figure 3.07: Pearl District Recommended Zoning



- Sector Plan Boundary
- R-60, THD
- R-10, R-30

- | | |
|---------------------------------|--------------------------------|
| ① CR 3.5, C-0.75, R-3.5, H-175 | ⑥ CR 2.0, C-1.75, R-2.0, H-120 |
| ② CRT 1.5, C-0.25, R-1.5, H-50 | ⑦ CR 3.5, C-3.5, R-3.5, H-120 |
| ③ CR 2.0, C-0.5, R-2.0, H-120 | ⑧ CRT 0.5, C-0.5, R-0.5, H-35 |
| ④ CR 6.0, C-4.75, R-5.75, H-175 | ⑨ CR 2.0, C-1.75, R-2.0, H-60 |
| ⑤ CR 6.0, C-4.75, R-5.75, H-145 | ⑩ CR 3.5, C-3.5, R-3.5, H-100 |
| | ⑪ CR 2.0, C-0.5, R-2.0, H-50 |

* #6 to the West was modified to CR 3.0 C 3.0 R 3.0 H 145 (taper to 120' along Montgomery Ave)

* #6 to East was modified to CR 3.5 C 3.5 R 3.5 H 120