



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Douglas M. Duncan
County Executive

Elizabeth B. Davison
Director

December 2, 2003

Mr. Derick P. Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

RECEIVED
DEC 04 2003

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

Re: Bethesda View Moderately Priced Dwelling Units

Device
Dear Mr. Berlage:

Eric Larsen and I have met with Sheridan Development, representatives of Bethesda View, on numerous occasions over the past year regarding the proposed redevelopment of 6820-6826 Wisconsin Avenue with a high-rise, high-end condominium project. As proposed, the project will consist of between 75-120 condominium units, with ground floor retail and structured parking (the "Project"). The Project also includes significant on and off-site public use space and other amenities.

High-end condominium projects represent an extraordinary situation for the MPDU program, because individuals that qualify for the MPDU program cannot afford the high condominium fees. After a thorough review of the financial projections for this project, we have determined that Bethesda View is a project where the County would be better served by having the Applicant make a significant contribution to the Housing Initiative Fund, rather than require MPDUs on-site. As is discussed in more detail below, this contribution will help pay for the construction of MPDUs within the same planning area as the subject property.

Pursuant to Executive Regulation No. 57-89E, "... an applicant may be permitted to fulfill the MPDU requirement of a project by methods other than constructing the units within the subdivision. The project or subdivision must be one in which an indivisible package of resident services or facilities is provided to all households which results in costs to occupants which are likely to render the MPDUs unaffordable to most MPDU eligible households. When the applicant believes that this condition will occur, the applicant may apply to the Director to fulfill the MPDU requirement by methods other than on-site construction of the MPDUs."

As is common with high-end condominium developments, the condominium fees associated with the Bethesda View project will be substantial. As we have seen with several



Office of the Director

Mr. Derick P. Berlage, Chairman
December 2, 2003
Page Two

other high-end condominium projects, these fees cannot reasonably be excluded or reduced for the MPDU units, because such services and facilities are inextricably tied to a package of building services and requirements. Because of these high fees, MPDUs provided within the Bethesda View project would be unaffordable to MPDU eligible households.

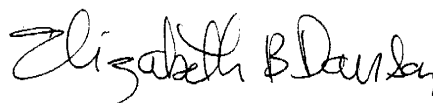
As a result of these high condominium fees, the Applicant has independently, and in conjunction with our office looked for an alternative location in Bethesda for MPDUs to be constructed. Sheridan has identified the volunteer fire department property located at 6600 Wisconsin Avenue, and obtained preliminary agreement that between 30 and 42 MPDUs could be constructed on the property for use by Montgomery County public safety employees. Sheridan has commissioned an architect, who has prepared preliminary architectural drawings and land plans for the affordable housing project.

If the Fire Department site proves not feasible from a funding perspective, we have also identified other existing MPDU projects to which Bethesda View's funds could be contributed. These include an affordable housing project on Hampden Lane, and also a program which provides for the buying down of rents for existing rental units within the Bethesda planning area.

Sheridan proposes to contribute \$55,000.00 per MPDU. In addition to this large contribution per MPDU, Sheridan also agrees to fund two additional units, or contribute an additional \$110,000.00. Thus, based on Sheridan developing between 75-120 units, Sheridan agrees to contribute between \$660,000.00 and \$935,000.00 to the Housing Initiative Fund (inclusive of the \$110,000.00 discussed herein).

We believe that our determination is fair and reasonable in light of the particular circumstances of this case. If you have any questions or require additional information, please do not hesitate to contact me at 240-777-3600.

Sincerely,



Elizabeth B. Davison
Director

EBD:tl

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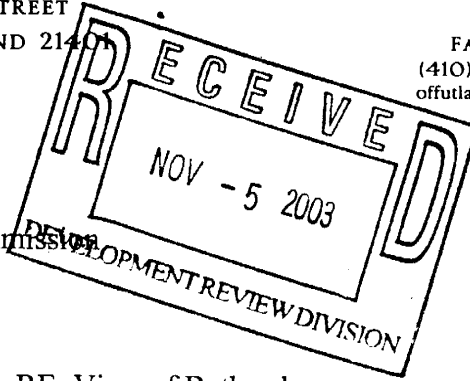
M. WILLSON OFFUTT IV

121 CATHEDRAL STREET
ANNAPOLIS, MARYLAND 21401

TELEPHONE
(410) 280-9300
(410) 280-9301

FACSIMILE
(410) 268-6002
offutlaw@erols.com

Michael Ma
Development Review Division
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910



RE: View of Bethesda
No. 9-040001
November 4, 2003

Dear Sir/Madam,

I am the General Partner of the Bradley Terrace Limited Partnership which operates Bradley Terrace Apartments, located near the intersection of Bradley Boulevard and fronting on Strathmore Street in Bethesda. We have 24 residential apartment units in contiguous brick buildings of two stories in height.

The purpose of this letter is to express interest and concern on behalf of our tenants, as well as the owner, who will be partially surrounded by a proposed huge new structure which is several times taller than our garden apartments leaving them in shade and making them feel they are living on the floor of the canyon. The proposed new structure will be totally out of scale with our buildings which date back fifty years. We now have a single large neighboring building to our West partially shading us which has been tolerable for years since most of the property now proposed to be developed to the South and West was a ground level parking lot which does not impair our light, air and summer breezes. Nothing else close by is over two stories.

I only became aware of this project in the month of September 2003, and I now resort to a letter upon learning this week the developer seeks to increase rather than decrease the height of this huge proposed new project, after my views were first expressed.

Thank you for taking into account the environment now enjoyed by the Bradley Terrace Apartments and its 24 apartments providing homes for more than 50 residents. Please carefully examine the impact on light, air, summer breezes, and other environmental, and health factors.

Sincerely,

M. Willson Offutt

cc. Montgomery County Planning Board
cc. Holland & Knight
cc. Miller, Miller & Canby
cc. Bradley Terrace Limited Partnership

Gregory B Fernebok
6931 Arlington Road - Ste 410
Bethesda, MD 20614

Bethesda View No. 9-040001
November 26, 2003

Dear Mr. Fernebok:

I am the General Partner operating Bradley Terrace Apartments, located near the intersection of Bradley Boulevard and fronting on Strathmore Street in Bethesda. We have 24 residential apartment units to the rear of your new project. The purpose of this letter is to express concern on behalf of our tenants, and on my own behalf.

The following are my comments following our site visit November 25, 2003.

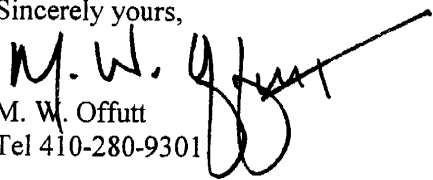
1- Your huge excavation and construction will be within 25 feet of several of our bedroom windows. We need a tall, solid fence to reduce construction noise, dust, and debris.

2 - You propose to place a garage entrance/exit within 25 feet of several of our bedroom windows, with an automatic door which makes noise with each up/down cycle, all day and all night, accessed from the narrow and congested existing alley. You already have one existing vehicle entrance 100 feet away fronting on Bradley Blvd, which is far less objectionable. Route all cars through your existing entrance/exit. This avoids vehicle pollutants and noise, electric gate noise, alley congestion, and avoids a safety issue for pedestrians (several of our apartments exit onto the alley) transiting the narrow alley with no sidewalk. The alley is already a bottleneck. One more vehicle is one too many.

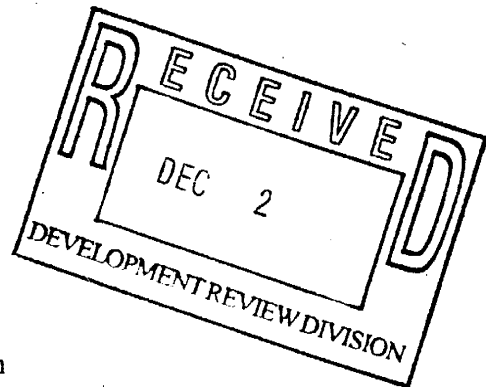
3 - I am unclear on your building height, and what landscaping you propose along the rear of your building facing the alley, next to the existing rear entrance which is to be eliminated. I would like specifics on this.

Thank you for taking into account the environment now enjoyed by the Bradley Terrace Apartments and its 24 apartments providing homes for more than 50 residents. It is 50 years old without your modern protections - we have single pane windows which tenants leave open in nice weather - and no storm windows to damp noise. We are resigned to living in your high-rise shadow but hope to be no worse off than this.

Sincerely yours,


M. W. Offutt
Tel 410-280-9301

cc. Montgomery County Planning Board
cc. Holland & Knight
cc. Miller, Miller & Canby
cc. Bradley Terrace Limited Partnership
cc. Maryland National Capital Park and Planning Commission



Richard P. Kane
6693 Fairfax Road
Chevy Chase, MD 20815
301.907.7226

December 11, 2003

Delivered VIA FACSIMILE: (301) 495-1320

Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Bethesda View
Project Plan No. 9-04001
Preliminary Plan No. 1-04017

Dear Chairman Berlage:

I am a homeowner close to the above reference project in Bethesda. I have met the developers, Joel & Greg Fernebok, and after looking over their plans feel this project will be a great addition to downtown Bethesda.

Sincerely,


Richard P. Kane

cc: Mr. Michael Ma
Ms. Marilyn Clemens

#6

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

December 5, 2003

Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Bethesda View
Project Plan No. 9-04001
Preliminary Plan No. 1-04017


Dear Chairman Berlage:

I am both a homeowner in the Bethesda area, and the owner of the Healthy Back Store located at 6820 Wisconsin Avenue, in Bethesda (Project Plan No. 9-04001). I feel the proposed Bethesda View retail and condominium complex represents a significant improvement over the existing retail building.

Healthy Back Store is currently a tenant of the retail building where Bethesda View is proposing to build their project. I feel the project will benefit homeowners in the area by improving land and home values, and will also provide superior opportunities for retailers like Healthy Back. In sum, I believe this project should be approved by Park & Planning.

Thank you for your consideration.

Sincerely,


Anthony Mazlish
CEO

cc: Mr. Michael Ma
Ms. Marilyn Clemens

THE
Healthy Back
STORE[®]

The Healthy Back Store
P.O. Box 1296
Newington, VA 22122-1296

Phone: 703-339-1300
Fax: 703-339-0671

www.healthyback.com

December 4, 2003

Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Bethesda View Project

Dear Chairman Berlage:

As a 19-year resident of Bethesda, I am quite familiar with the development activity of this area. Bethesda is a great community. I am proud to have started a family here and to have started a very large business here as well. Our office is located only a few hundred yards from the proposed Bethesda View Condominiums. I have met with the developers of the Bethesda View Condominiums to better understand the project and its impact on the community. I can confidently say that I believe it would be a great addition to our neighborhood and I ask for your support of the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark D. Hansan', with a long horizontal flourish extending to the right.

Mark D. Hansan
7906 Bradley Boulevard
Bethesda, MD 20817

December 4, 2003

Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

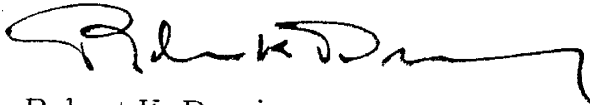
Re: Bethesda View Condominium

Dear Mr. Chairman:

I am writing to express my support for the Bethesda View Condominium Project (Project Plan No. 9-04001/Preliminary Plan No. 1-04017).

The developers of the project recently sat down with me since my office overlooks the Condominium Project. I was very impressed with the project and their plan for sidewalk and street renovations. Needless to say, we are very excited to have such a prestigious building come to our community. Please know that I am very supportive of the Bethesda View Condominiums.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert K. Dresing', with a long horizontal flourish extending to the right.

Robert K. Dresing
8605 Terrace Garden Way
Bethesda, MD 20814

#6

Dennis M. Horn
5501 Surrey Street
Chevy Chase, MD 20815

RECEIVED
DEC 08 2003

December 2, 2003

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

Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Bethesda View
Project Plan No. 9-04001
Preliminary Plan No. 1-04017

Dear Derrick:

This is my first contact with you since you stopped being my favorite Councilman and became Chair of M-NCPPC. I hope all is well with you and your family. I would like to comment in support of the Bethesda View project.

I recently spoke with the developers of the Bethesda View Condominium, Sheridan Development. I am a resident of the Town of Somerset and think this project and its numerous sidewalk improvements will benefit my family and other residents of Somerset. I therefore believe the project should be approved

Sincerely,


Dennis M. Horn

Copy: Mr. Michael Ma
Ms. Marilyn Clemens

Neal Lieberman
161 Quincy Street
Chevy Chase, MD 20815

December 1, 2003

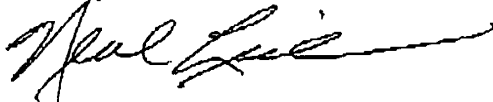
Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Bethesda View
Project Plan No. 9-04001
Preliminary Plan No. 1-04017

Dear Chairman Berlage:

I recently met with the developers of the Bethesda View Condominium, Sheridan Development and feel their project should be approved. I am a resident of the Town of Chevy Chase and feel this project and its numerous sidewalk improvements will benefit my family and other residents of Chevy Chase.

Sincerely,



Neal Lieberman

Copy: Mr. Michael Ma
Ms. Marilyn Clemens

THE JENCO GROUP

Urban Development

1832 Jefferson Place NW, Washington, DC 20036

Tel: (202) 452-0088

Fax: (202) 452-0077

Via Facsimile 301-495-1320

December 1, 2003

Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

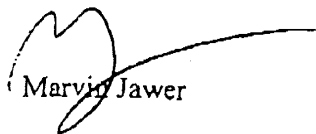
Re: Bethesda View
Project Plan No. 9-04001
Preliminary Plan No. 1-04017

Dear Chairman Berlage:

I am the owner of the CVS Drugstore located at 7809 Wisconsin Avenue in Bethesda, Maryland. Over the last ten years I have watched Bethesda grow from a small bedroom community to a successful urban city all its own. The one thing I feel still lacking in Bethesda is more mixed used projects that bring together residences, retail services and parking facilities on one site. If Bethesda is going to continue to grow, it needs to maximize its limited amount of space by allowing projects like Bethesda View. As a real estate owner and developer in the DC Metro area for the past thirty years, I have watched many mixed use projects built and thrive in urban areas like Ballston, Pentagon City, and even now in the 14th and U Street Corridor of the District of Columbia. The mixed use project that the developer of Bethesda View has before your Board is an excellent addition to Bethesda. The project transforms a non-descript retail building and vacant surface parking lot into a landmark building for Bethesda.

I fully support the proposed Bethesda View project.

Sincerely,



Marvin Jawer

Cc: Mr. Michael Ma
Ms. Marilyn Clemens

4808 Essex Avenue
Chevy Chase, Maryland 20815

Via Facsimile 301-495-1320

Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Bethesda View
Project Plan No. 9-04001
Preliminary Plan No. 1-04017

Dear Chairman Berlage:

Along with my wife and children, I am a resident of the Town of Somerset since 1996 and the owner of the 4929 Bethesda Avenue, a commercial property that is nearby to the above referenced proposed development. I am also a commercial developer by trade.

Having reviewed the plans for the above referenced proposed condo/retail project, I enthusiastically support it. It will continue the improvement of the 6800 block of Wisconsin, starting a much needed aesthetic link to Bethesda Row. Further, its multi-family focus will soften the buffer between the Bethesda commercial district and the surrounding single family detached neighborhoods. Finally, the project's delivery of additional condos is in keeping with the County's stated goal of concentrating residential density on metro nodes, thereby lessening area traffic congestion.

I fully support the proposed Bethesda View project.

Warm regards,

Marc A. Geffroy
301-651-6385 cell

Cc: Walter Baer, Jeffrey Slavin, Tom Eldridge

Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Bethesda View
Project Plan No. 9-04001
Preliminary Plan No. 1-04017

Dear Chairman Berlage:

As a long time resident of Bethesda I have seen plenty of building projects both good and bad be built along Wisconsin Avenue. I was able to meet with Joel and Greg Fernebok to discuss their proposed project in detail and feel that their project will be one of the good projects on Wisconsin Avenue. The project will be a landmark for anyone coming into Bethesda from Washington. The architecture is very appealing and I feel will truly be something great for the community. I give my full support for the Bethesda View project.

Sincerely,



Richard Wilson

Copy: Mr. Michael Ma
Ms. Marilyn Clemens

Fax Number (301) 495-1320

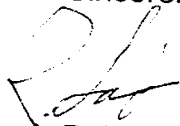
Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Bethesda View
Project Plan No. 9-04001
Preliminary Plan No. 1-04017

Dear Mr. Chairman:

I am a homeowner in the Town of Somerset Bethesda and pass the proposed site for the Bethesda View project daily. I feel the addition of a condominium project with would be a extremely better use for this site then the underused parking lot and nondescript retail building currently their. I feel the project along will benefit all the homeowners in the area by improving land and home values. I believe this project should be approved by Park & Planning.

Sincerely,



Rubar Sandi

Copy: Mr. Michael Ma
Ms. Marilyn Clemens

By Facsimile (301) 495-1320

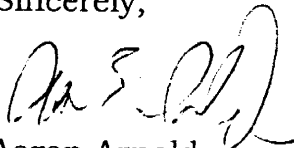
Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Bethesda View
Project Plan No. 9-04001
Preliminary Plan No. 1-04017

Dear Chairman Berlage:

I am a homeowner close to the above referenced project in Bethesda. I have met with the developers, Joel and Greg Fernebok, and after looking over their plans feel this project will be a fantastic addition to the architectural landscape of Bethesda.

Sincerely,



Aaron Arnold

Copy: Mr. Michael Ma
Ms. Marilyn Clemens

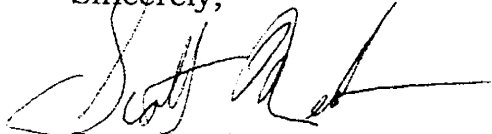
Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Bethesda View
Project Plan No. 9-04001
Preliminary Plan No. 1-04017

Dear Chairman Berlage:

I have reviewed the plans for Bethesda View with its owners and give my full support for its approval.

Sincerely,



Scott Reed

Copy: Mr. Michael Ma
Ms. Marilyn Clemens

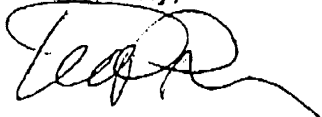
Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Bethesda View
Project Plan No. 9-04001
Preliminary Plan No. 1-04017

Dear Chairman Berlage:

I have read through the plans of the Bethesda View and support its approval by Park & Planning.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ted Patch', with a stylized flourish extending to the right.

Ted Patch

Copy: Mr. Michael Ma
Ms. Marilyn Clemens

Sent via Fax Number 301-495-1320

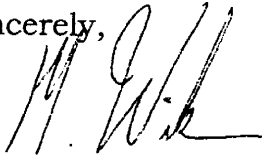
Mr. Derick Berlage, Chairman
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Bethesda View
Project Plan No. 9-04001
Preliminary Plan No. 1-04017

Dear Chairman Berlage:

I give my full support for the approval of Bethesda View.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Wilson", written over a horizontal line.

Michael Wilson

Copy: Mr. Michael Ma
Ms. Marilyn Clemens