

**SUMMARY OF TESTIMONY**

The following table provides a brief summary of the testimony submitted by mail or presented at the May 20, 2004, Public Hearing on the Woodmont Triangle Amendment to the Sector Plan for the Bethesda Central Business District. The Staff Report for Work Session No. 1 provides a more thorough response to the testimony.

No.	Summary of Testimony	Staff Response
1.	Mier Wolf, Councilmember, Town of Chevy Chase - The Approved and Approved 1994 Sector Plan for the Bethesda Central Business District is the proper level of development; dispute increased density at Metro; gridlock now; plan must specify amount of housing; additional height a problem; return proposal to staff; support Amenity Fund.	Additional analysis is provided in Work Session No. 1 to describe the impact of development on the schools and the transportation network. The Amendment continues to support density near Metro with building heights that step down to single-family detached neighborhoods.
2.	Julie Davis, Chevy Chase Village - Support housing, retention of retail. Staff Draft does not provide sufficient analysis of transportation and schools impacts, does make detailed land use and zoning recommendations, the amount of additional housing units and MPDU's is not specified, does not guarantee MPDU's will be built on-site; no description of how to create "great streets" and encourage small-scale retail, specific art facilities and recreation spaces must be identified in the Amendment. Village supports the proposed Arts and Amenities Fund.	The analysis of transportation, schools and the number of housing units has been provided in Work Session No. 1. The Amendment proposes additional density and building height for housing if MPDUs are provided on-site. The Arts and Amenity Fund will not replace the amenities required in the Optional Method of Development.
3.	Nancy Regelin, Esq., Aldon Management, the Brown Family, 7900 Associates - Support Amendment recommendation for hotel on CBD-R2 site; consider 200' for hotel, 143' for CBD-1 property; recommend parking garage #35 appropriate for joint-development with Wisconsin properties; amend R-10 to allow more urban form.	Amendment recommends a hotel, CBD-R2 building height to 143', CBD-1 to 90' and a stepping down from the Metro Core. Amendment to R-10 Zone is pending.

4.	Doug Wrenn, Aldon Management, Brown Family - Support the vision and action recommended in Amendment; recommend reducing minimum lot size requirement of Optional Method of Development; consider bonus density for residential sites over 40,000 s.f.; make zoning changes to Battery Lane housing area; increase height to 143' at 8218 Wisconsin Avenue; designate Battery Lane Urban Park for off-site public use space improvements.	Text amendments have been introduced by the County Council for changes to the R-10 Zone and revisions to the MPDU regulations. Battery Lane Urban Park is a priority for improvements.
5.	Sammi Kirkdill, Todd Brown, Leonard Greenberg, Greenhill Capital Corp. and White Flint Express Realty (2 projects) - Support Amendment's recommendation of CBD-R2 Zone and 200' for property. Support increased flexibility in providing public use space, reducing the 22,000 s.f. minimum for Optional Method, allowing transfer of density. Min. lot size and public use space requirement have limited development of housing in Woodmont. Support pooling public use space for area, possible fee in lieu for amenities.	Amendment recommends OMD projects provide public use space on and off-site. Executive opposes a reduction in the 22,00 s.f. lot size. Additional discussion will be provided in Work Session No. 2.
6.	Tim Dugan, Esq. Support Staff Draft - Clarify language to call Sector Plan Amendment a "guideline" unless intent is to have Amendment rule over the Zoning Ordinance; increase density to encourage housing, but do not require each project to provide housing for all income levels; Amendment may recommend MPDU's but cannot govern MPDU ordinance; include design guidelines for all zones in Triangle not just CBD zones.	Guidelines will be discussed in Work Session No. 2. Staff recognizes that the guidelines need to be coordinated with the pending text amendments and the MPDU regulations. Amendment recommends increased density to encourage housing at a variety of income levels as a guideline. Locating MPDUs on-site is a goal.
7.	Robert Metz & Ann Martin, Esq., Monte LLC, 8 lots in Woodmont Triangle - Support Staff Draft and proposed text amendments to the Optional Method including flexible provision of 20% public use space, removal of minimum lot size, rezoning of property to CBD-R2. Sector Plan restrictions have prevented redevelopment and revitalization.	Text changes to the Optional Method of Development have been introduced. Monte property recommended to be rezoned to CBD-R2 with first floor retail. Minimum lot size will be discussed as part of the pending text amendments.

8.	Robert Dalrymple, Esq., Four Point Sheraton - Support Staff Draft Amendment. Expand study area to include NIH parcel. Want more height at this location.	NIH parcel is recommended to remain outside the boundary of the CBD. Improvements to the NIH green buffer could be included as an off-site amenity. Sheraton should conform to the height limits in the Amendment.
9.	Kevin Maloney, Woodmont Triangle Advocacy Group, Tom Murphy, President, Bethesda Chamber, Ann Martin, Esq. - Support Staff Draft, support combined public amenities, all efforts to keep area pedestrian friendly, increase height limits, proceed in timely manner.	Chamber and Triangle owners initiated Woodmont effort with County Council. Amendment promotes revitalization through housing, support for retail and increased amenities for area.
10.	Stephen Kaufman, American Inn - Support Staff Draft recommendations to provide flexibility in 20% OMD public use space requirement, height and zoning. Want more than 143', near two Metro stations, not adjacent to single-family homes.	American Inn now agrees to 143', housing, and first floor retail.
11.	Douglas Yeuell, Colleen Mathias, Jim Roberts, Joy of Motion - Find new space in Woodmont for Joy of Motion. Make space for arts high priority, support amenity fund, live/work space; need regulatory method to keep dance in Woodmont.	Arts spaces could be encouraged through the Optional Method of Development. This regulatory technique will not provide a short-term solution for Joy of Motion.  Note: Over 100 e-mails and letters have been received in support of keeping the Joy of Motion and the Maryland Youth Ballet in the Woodmont Triangle.
12.	Congressman Van Hollen - Supports the Maryland Youth Ballet and the Joy of Motion Dance Center and the vibrancy they bring to downtown Bethesda.	Staff, Woodmont Advocacy Group, and the B-CC Chamber of Commerce area looking for space for two dance studios. See above.

13.	Carolyn Smith DeWaal, Ian DeWaal, Individuals - Support the MD Youth Ballet - Development should not exclude core community quality institutions; studio serves men and women of all ages; needs interim space; adult dance programs support area retail and restaurants.	See above
14.	Sarah Dash, Individual, MD Youth Ballet - Adult programs best in area, needs convenient downtown location near Metro, restaurants and retail.	See above.
15.	Ann Grossman, Individual, MD Youth Ballet - Metro access is important.	See above.
16.	Mollie Bawa, Individual - Bethesda is unique in dance; provides daily, high quality adult instruction.	See above.
17.	Dede Byrne, Rhodie Jorgenson, (faculty) Amara Suebsaeng (student); Margo Sanabria, Anastasia Simes, Erin Kelly, MD Youth Ballet - Need minimum 10,000 s.f. in Woodmont Triangle.	See above.
18.	Helen Hayes, Scott Knudson, Individuals - Joy of Motion collaborates with Cross Current Dance Company.	See above.
19.	Prudence Shaw, Individual - Supports Joy of Motion. Deaf dancer, "dance has no words."	See above.
20.	Wayne Goldstein, Montgomery County Civic Federation - May need abruptness in height; best ideas come from community, not the government; make arts incubator and moderately priced retail space a requirement.	Staff supports arts incubator and retention of existing retail through developer incentive programs including limits on size of first floor retail. Additional details will be discussed in Work Session No. 2.
21.	Richard Hoyer, Action Committee for Transit - Rezone Battery Lane "superblock" area and include in the CBD; improve access across Old Georgetown Road and parking policies; NIH should provide housing on their site; references University of MD. Student work on Triangle.	Battery Lane is incorporated into the Amendment. Changes have been introduced for the R-10 Zone. NIH is not included in the Amendment. DPWT will improve pedestrian access. Some University of MD projects are included as models for development in Scenario 2.

22.	Jack Cochrane, Montgomery Bicycle Advocates (MOBIKE) - Supports the Staff Draft. Norfolk Avenue good for bicycles today; improve connection to Bethesda Row and Capital Crescent Trail; visit of pedestrian/bicycle expert Dan Burden to Bethesda stressed importance of traffic calming measures on St. Elmo and bike lanes entire length of Woodmont Avenue (link to Bethesda Row), get dedication of a minimum 10' bike lane through Battery Lane Park and private land adjacent to NIH, essential for North Bethesda Trail/Capital Crescent Trail link; improve intersection of Rugby and Norfolk Avenues for ped/bike safety.	DPWT consultants looking at improving Woodmont Triangle intersections and all intersections of Woodmont Avenue south to Bethesda Row for pedestrian and bicycle safety, and funding is available. Support the bikeway connections described in the 1994 Sector Plan.
23.	Bob Cope, Citizens Coordinating Committee of Friendship Heights - Compare Woodmont with Federal Realty/Bethesda Row, 3 stories with an anchor. Do one of following: (a) Get an anchor, (b) go with staff recommendation, (3) change zones and add height as developers requested, may get "canyonization" and unknown result. Need more amenities.	The Woodmont Triangle Advocacy Group and the Bethesda-Chevy Chase Chamber have searched for an anchor. An arts entity could be an anchor. Staff recommends concentration of height and density close to Metro and along Wisconsin through the Optional Method of Development projects with MPDUs, support of arts and amenities, concentration on Norfolk spine, attractive and safe streets for Woodmont Triangle.
24.	Allen Myers, Maplewood Citizens Association. Support existing height restrictions; plan does not maintain local community business; weak demand to support MPDU's, do not need more expensive apartments, reject plan.	Staff continues to support the Amendment. Existing zoning and height limits in the Woodmont Triangle have not created the housing recommended in the Sector Plan. Work Session No. 2 will discuss guidelines to maintain local community business.

25.	Carol Trawick, Jack Hayes, Jason Hoffmann, Carol Beech, B-CC Community for Arts and Amenities, Bethesda Urban Partnership, East Bethesda Civic Association - Support a Downtown Bethesda Amenity Fund; connectivity needs right amenities, collective effort with Planning Board and staff to establish priorities for amenities, Norfolk Avenue, arts incubator, Art Park/Battery Lane Urban Park, artist live/work space, space for indoor performances.	Staff will substantially augment the concept of connecting Norfolk Avenue with Battery Lane Urban Park and Veterans Park as a linear urban, retail and pedestrian spine. Amenity fund will be discussed in Work Session No. 2.
26.	Councilman Howard Denis - Support creation of an Amenity Fund for the Bethesda CBD. Will foster cooperation between public and private sectors to coordinate enhanced public services and private initiatives.	The Amenity Fund should not replace the optional method requirement to provide amenities in a timely manner to support the additional density.
27.	Steve Robins, Montgomery County Chamber of Commerce - Support Staff Draft.	Staff supports the Amendment.
28.	Malcolm Rivkin, Individual - Endorses amendment and workshop process; permit transfer of density from existing low rise in Woodmont to other Woodmont sites to help keep human scale of structures to remain.	Transfer of density is already permitted from properties not seeking redevelopment to adjacent sites. Additional provisions will be discussed as part of future text amendments.
29.	Sarah Gilligan, Individual - Disconnect between Woodmont merchants and staff proposals. Merchants wanted street lighting, staff proposing major redevelopment. Woodmont does not need major development.	Staff supports the provision in the Amendment including the building height and density permitted in the CBD zones. Incentives to support retail and the arts will be discussed in Work Session No. 2.
30.	Jim Humphrey, Rally for Bethesda Coalition - Opposes the ULI recommendations; keep Woodmont low-rise, protect "mom and pop" stores; staff promoting Amendment as TOD/smart growth; existing Sector Plan should be retained.	Staff supports the provisions in the Amendment.
31.	Elyse Harrison, Gallery Neptune, Owner, Little City Arts Studio - Need more visual excitement in the Triangle, renovation of Battery Lane Urban Park; support amenity fund.	Amendment supports the Arts and Entertainment District. Amenities and facilities will be discussed in Work Session No. 2.

32.	Patricia Harris, Esq. - Eliminate the Building Height Limits map in the 1994 Bethesda CBD Sector Plan, allowing the zone and individual site plan review to determine height and compatibility of a project.	The Building Height Limit map has been changed for the Woodmont Triangle. Pending text amendments introduced by the County Council may revise building height limits in all areas of Montgomery County if MPDUs are provided on-site.
33.	Patricia Goucher, Local Planning Assistance, Maryland Department of Planning - Plan thoroughly examined changes needed to provide greater flexibility to achieve mixed-use neighborhoods; Show location of Metro on all maps, the boundary of the Arts and Entertainment District and its main components; provide brief description of the Optional Method of Development for Plan users.	Staff will provide location of Metro station, the boundary of the Arts and Entertainment District. The OMD will be further discussed in Work Session No. 2.
34.	George Kousoulas, Individual - The Plan needs more concrete prescriptions to guide implementation of the residential, retail and urban design goals.	Additional detail will be provided in Work Session No. 2 to address these issues.
35.	Kurt Mulholland, Individual - Developers will ruin Bethesda with 140-foot high buildings, overcrowding and gridlock will ensue; keep the human scale. Do not change the existing Plan.	Retain provisions in the Amendment.
36.	Carol A. Jarrett, Individual - Traffic is a problem throughout Bethesda; impacts on our schools is a concern; High-density development is not a way to generate revenue. Please reconsider this plan.	Staff has included an analysis of the impacts on schools and traffic in Work Session No. 1. Capacity remains in the area for schools. Additional dwelling units will not overburden the transportation network.
37.	Nadia Carrell, Individual- Do not support the Plan. Workshop participants want arts, unique stores, pedestrian spaces, but not 143-foot buildings. Keep the current Plan.	Staff continues to support the Amendment.
38.	Leslie Kahn, Individual - Do not increase the building heights in the Woodmont Triangle. Follow the Bethesda Row example. Do a traffic study.	Traffic study completed. See Work Session No. 1 discussion of retail and Bethesda Row.

39.	<p>Douglas Duncan, County Executive - Support Amendment's general premise of increased housing for a variety of income levels and retaining existing business; support enhancements to public amenities, safety and character of the streets in the Triangle; support OMD in the Triangle on blocks designated in Plan for CBD-R2. The Plan should provide a description of housing incentives, should discuss transportation, and school and recreation impacts. Does not support any reduction in OMD minimum lot size of 22,000 s.f. Plan should discuss specific types of art spaces appropriate to complement existing spaces including site recommendations. Do not trade undergrounding of utilities for affordable housing. Provide further guidelines for pedestrian safety and access to transit, for any capital improvements.</p>	<p>Amenities and facilities will be discussed in more detail in Work Session No. 2. Staff continues to work closely with representatives of the County Executive to improve the Amendment. The Amendment recommends that OMD projects provide affordable housing on-site, amenities and streetscape in the public ROW and improvement to Battery Lane Local Park. Staff will continue to work with DPWT to improve bicycle and pedestrian pathways, address safety concerns, and improve access to transit.</p>
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