

Email


Edgemoor and woodman c...

Email

From

 [Tracie Zaepfel](#)

To

 [<MCP-Chair MCP-Chair>](#);  [MCP-Chair #](#);  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject

Edgemoor and woodman construction request

Date Sent

Date Received

10/7/2019 8:00 AM

I am an unfortunate resident who made the unwise move to buy a home in Bethesda. Essentially - the developers are making the decisions here. Two high-rises under construction on one small block is completely unfair and unacceptable. A third going up at any point during this is unfathomable. Bethesda is the new DC Chinatown and that isn't a compliment.

Living here is awful, but there is no where to go to escape the construction and I work in DC. So, for now, I am stuck.

With that, I would like to ask for help. The latest construction - the smaller site owned by the Edgemont is much rougher and uglier and unkempt than the huge site on Arlington. However - the super unfair thing they have done - besides leaving huge equipment everywhere, making the road one lane and working before 6 am and Saturdays - is that they put the portapotties right by the street and close to poor renters homes. HOW CAN THIS BE? It is unsanitary and every person that walks by gets a huge whiff of it. That poor person on the lobby and second floor right beside it. So unfair.

Can you please require them to move those portapotties to a location where it doesn't impact residents or the general public.

I have been sick with respiratory illness this fall. I have no doubt this hazardous and I cannot tell you how ugly and unlivable Bethesda is now. It is very sad. It was lovely and quiet and enjoyable five years ago.

Can you let me know about the potties? Please ask them to move them away from homes (primary) and preferably allow residents to still be able to walk by.

Tracie

--

Tracie Zaepfel
(301) 466-4431

Attachments

File Name	File Size (Bytes)	
0 - 0 of 0 (0 selected)		
		Page 1

Email

Continued concerns about ...

Email

From  [Tracie Zaepfel](#)

To  [<MCP-Chair MCP-Chair>](#);  [MCP-Chair #](#);  [mcp-chair@mncppc-mc.org](#);  [MCP-Chair@mncppc-mc.org](#)

Cc


Subject Continued concerns about multiple high rises in on one block

Date Sent	Date Received	10/15/2019 6:37 PM
------------------	----------------------	--------------------

Hi there,
I heard the third developer sent an application and design images for the third high rise on edgemoor. So unacceptable and impossible to live here during this. I almost sold and am furious to feel forced out by the county allowing for this.
Drive by and take a look at the chaos, dirt and noise from two buildings going up now. Now you would let yet another go up? We cannot get out of the garage easily now.
Why doesn't anyone care about current tacpayers? What does this team do if there aren't protections in place?
Bethesda is an ugly concrete city now and used to be a beautiful town.
Please say pause to high rise #3. The current taxpayers beg you to help.

--
Tracie Zaepfel
(301) 466-4431

Attachments

File Name	File Size (Bytes)	
<div></div> <p>There are no Attachments to show in this view. To get started, create one or more Attachments.</p>		
0 - 0 of 0 (0 selected)		Page 1

From: [Tracie Zaepfel](#)
To: [Folden, Matthew](#)
Subject: Re: How dare Montgomery county
Date: Tuesday, November 12, 2019 11:30:07 AM

Thanks. It is an awful situation and getting worse daily. Access, noise, dirt, OUR property destruction and safety all compromised by the current two highrises. Now the very little land left has a porta potty in the middle. One of the last places to walk our dogs amongst the large dump trucks and equipment and destroyed grass.

How can anyone even consider a third construction site?
How do we lodge formal complaints against the third development?

How can we get the equipment and portapotties removed off public property?

Who is assessing the traffic patterns? Can they please consider removing the no turn on red for now? It makes an awful situation even worse for those trying to get out of the building.
Tracie

On Tue, Nov 12, 2019 at 9:59 AM Folden, Matthew
<matthew.folden@montgomeryplanning.org> wrote:

Thank you for your email regarding the forthcoming Edgemoor Lane development application. The Application, designated "[4824 Edgemoor Lane](#)," is seeking concurrent Sketch Plan and Preliminary Plan approval through Sketch Plan 320200020 and Preliminary Plan 120200070. For your reference, the Sketch Plan evaluates an application at an early stage so that the public and Planning Board can comment on the general design, density, circulation, public benefits, and relationship to the master plan. The Preliminary Plan facilitates the subdivision of land and evaluation of the development through the County's adequate public facilities ordinance.

At this time, the Application is being reviewed by agency staff who are members of the Development Review Committee (DRC) and is scheduled for the November 26th DRC Meeting. Although members of the public may attend the DRC meeting, there is not an opportunity to participate at that time. Application materials are available on the Planning Department's Development Applications Information Center (DAIC) website at: <https://montgomeryplanning.org/development/>.

Please feel free to send any additional comments and concerns related to the Project. The review process is iterative and the design often changes based on community concerns and technical review comments issued by the DRC committee. Comments issued before the DRC can be considered and

incorporated into second round submittals by the applicant. Comments issued after DRC will be factored into subsequent submittals (if additional revisions are required) or in staff's recommendation to the Planning Board.

Please contact me if you have additional questions about the process.

Respectfully,

Matthew Folden, AICP | Planner Coordinator

Montgomery County Planning Department | Planning Area 1

[8787 Georgia Avenue | Silver Spring, MD 20910](#)

301.495.4539 | matthew.folden@montgomeryplanning.org

From: Tracie Zaepfel <traciez@gmail.com>

Date: November 9, 2019 at 2:28:42 PM EST

To: "Dickel, Stephanie" <Stephanie.Dickel@montgomeryplanning.org>

Subject: How dare Montgomery county

Hi dare this county even consider a third high rise anywhere near edgemoor. We are surrounded by portapotties (unsafe) and 6 foot construction. equipment destroying what grass is left. I almost cannot get my dog out.

[cid:16e51a278a0e657c5641]

[cid:16e51a29d975c3455612]

[cid:16e51a2ae6d7c35e65e3]

They are destroying ALL the grass, there is no access to the chase garage at any time with traffic and there are extremely loud grates everywhere. We are lucky if there is ONE lane rather than four for cars.

And the gall to put up a sign out of 4824 now.

Absolutely greedy and unacceptable of this county.

You should all be required to live in this nightmare. Why should we pay taxes as the county makes our homes unlivable.

How do we petition another building which will truly destroy any semblance of life in this area? Will you pay our sellers fees so we can leave bethesda?

From: [Tracie Zaepfel](#)
To: [Folden, Matthew](#); [Montgomery County Council](#); [MCP-Chair](#)
Subject: Continued nightmare on edgemoor
Date: Tuesday, November 26, 2019 9:48:43 AM

Again, how can Bethesda even consider a third high rise on a road that is dirty, congested, noisy and impossible to live near? My condo board called this temporary, but If you start a third high rise - you are destroying any lazy semblance of Quality of life for naive residents who had no idea the planning community is focused on a concrete nightmare of a "city". The roads are destroying my car, the noise from the grates can be heard as far as Glenbrook, portapotties 1, debris and monster like equipment are strewn on all the public areas. I have a dog who goes out and runs home to pee on the rug as he is terrified by our home. Please push it out a year and review the access to the chase. We have no turn on red at the light which is ridiculous at off peak times. One person complained and it went up. But you sit there and it backs up at non- busy times leading to frustration and lack of access. It is awful and unfair to taxpayers to start anything else until these buildings are complete.

How do bethesda residents have a voice without the pockets of developers ???

Please help us.







Tracie Zaepfel

--

Tracie Zaepfel
(301) 466-4431

From: [Tracie Zaepfel](#)
To: [Folden, Matthew](#); [Montgomery County Council](#); [MCP-Chair](#)
Subject: Re: Continued nightmare on edgemoor
Date: Monday, December 16, 2019 8:03:56 AM

Now the road is covered in holes and a crater at the intersection of Arlington. Almost all grassy areas are covered in mounds of dirt. Will Montgomery county pay for the destruction to our cars and forego a year of taxes.

What is most appalling is that you are trying to throw a third high rise that cannot even have parking in the smallest lot when there is no place to walk, the road is almost impassable and I am one of many unfortunate people who bought into the concept of Bethesda being an enjoyable place to live.

Like so many things - money is the only motive.

Shame on anyone who says they are trying to build a quality city. Bethesda is a mini dc or ny. Ugly, dirty and becoming unsafe.

On Tue, Nov 26, 2019 at 9:48 AM Tracie Zaepfel <traciez@gmail.com> wrote:

Again, how can Bethesda even consider a third high rise on a road that is dirty, congested, noisy and impossible to live near? My condo board called this temporary, but If you start a third high rise - you are destroying any lazy semblance of Quality of life for naive residents who had no idea the planning community is focused on a concrete nightmare of a "city".

The roads are destroying my car, the noise from the grates can be heard as far as Glenbrook, portapotties, debris and monster like equipment are strewn on all the public areas. I have a dog who goes out and runs home to pee on the rug as he is terrified by our home.

Please push it out a year and review the access to the chase. We have no turn on red at the light which is ridiculous at off peak times. One person complained and it went up. But you sit there and it backs up at non-busy times leading to frustration and lack of access.

It is awful and unfair to taxpayers to start anything else until these buildings are complete.

How do Bethesda residents have a voice without the pockets of developers ???

Please help us.

From: [Steven Aurecchia](#)
To: [Balmer, Emily](#)
Subject: 4824 Edgemoor
Date: Sunday, January 19, 2020 1:16:47 PM

Dear Ms. Balmer -

I am a resident of The Chase adjacent to the proposed development at 4824 Edgemoor Lane. I have reviewed the architectural proposal and have the following comments for the Design Advisory Panel:

- The lack of any setback along both the southern and western property lines is unjustified. The structure is simply too large for the site.
- A new island is proposed in the middle of Woodmont Avenue, effectively commandeering one travel lane of Woodmont Avenue for use as a driveway for the new building.
- Access to the building's garage is limited by the need to use car elevators for both entry and exit. It is likely that residents waiting to enter the building will create traffic backups on both Woodmont Avenue and Edgemoor Lane, aggravating the traffic and pedestrian crossing problems that already exist at this intersection.

While I appreciate the Council's desire to encourage development in the Bethesda central business district, I urge the Design Advisory Panel to reject this proposal. The site is too small to accommodate the proposed structure without negatively impacting the adjacent Chase property and exacerbating existing traffic problems at this busy intersection.

Sincerely,

Steven A. Aurecchia
7500 Woodmont Avenue #422
Bethesda MD 20814-5365
s.aurecchia@icloud.com

Sent from my iPad

From: Penny
To: Dickel, Stephanie; Folden, Matthew
Subject: 4824 Edgemoor Lane development
Date: Thursday, December 5, 2019 11:20:40 AM

Hello. I am an owner of a unit at the Chase of Bethesda, 7500 Woodmont Ave, Bethesda, MD 20814. Therefore, I, along with all Bethesda residents, will be negatively impacted by the above-referenced development. I am aware that a plan to build a high rise residential building at 4824 Edgemoor is legal and in accordance with development goals for Downtown Bethesda, but that does not make it a wise use of the tiny property. I received your names and emails from Laura Wandner, who is the point person of the Chase Ad Hoc Committee. She indicated that anyone with concerns should contact you both by email. I am writing to voice my concerns.

1. This development would be the third ongoing new construction on a 1-block span of Edgemoor between Arlington Road and Woodmont Avenue. Any cars belonging to owners, or other transports picking up and dropping off residents of and visitors to this new building will exacerbate the traffic crowding and air pollution (from idling vehicles) that the other two buildings will be bringing to the block and to the crowding that already exists.

These two streets-- Edgemoor and Woodmont -- immediately flow into drop-offs and pick-ups from the Metro station/bus depot and is already packed during key commuting times. Adding more traffic and idling cars will not assist the goal of moving people to use Metro and it will increase air pollution for all residents. For this reason, I urge Montgomery Planning to look thoroughly and closely about the density this new structure will bring, accounting for the other two projects already being built, and whether the pedestrian and vehicle traffic on Edgemoor and Woodmont can in reality accommodate yet another new high rise building -- with its additional residents' cars and traffic and pollution associated with residents need for transportation, including use for pick-ups and drop-offs by other vehicles.

It would be a shame if the drive to the Metro station/bus depot were so hindered by adding this new Edgemoor project to the two ongoing projects that it causes more Bethesda residents to drive to work, thus defeating the long-term planning goals for Downtown Bethesda.

2. I am also concerned about the children and their parents and, in some cases younger siblings, who make the walk in the morning to Bethesda Elementary School. The school is on Arlington Road (bordering Edgemoor and Wilson), therefore, the walking path for Chase residents with children is around 4824 Edgemoor Lane. The plan shows the structure on the north end at the property line and this interferes with the sight lines of Chase residents exiting our garage. At a minimum, the new structure should be set back to match the Chase garage. Sight lines for drivers exiting garages are a problem for a number of existing Bethesda buildings, but the ones of which I am aware are not a block away from an Elementary School. I would not want to hear about accidents involving children who are made less safe due to the structure not having a setback on the north side. And this problem would also impact children who reside in 4824 Edgemoor Lane, not just Chase families.

And relatedly, has there been contact with MCPS and the Principal and PTA of Bethesda Elementary school to ascertain whether the school can presently accommodate an influx of new students from yet another dense building on Edgemoor and/or whether MCPS is willing to pay for construction of additional space?

3. As the parent of a young adult with disabilities, who uses Metro Access, I am familiar with transportation challenges for individuals with disabilities. The proposed building presents safety and perhaps legal issues in this regard. The lobby is on the corner. There is no pull off area (as the Chase has) and so all residents of the new building and all of their visitors must use Woodmont Ave or the corner of Edgemoor and Woodmont right outside the proposed lobby as the stopping point for all pick-ups and drop-offs. The proposed island on Woodmont to mark off the bicycle lane pushes all vehicles (including school buses), which stop to drop off or pick up 4824 Edgemoor, into the middle of Woodmont Ave. Alternatively, vehicles which stop at the rounded corner of Edgemoor and Woodmont, would impact

the bicycle lane (and thus safety of bicyclists), the ability of Chase residents to exit the garage onto Edgemoor, and the ability of all Bethesda residents to drive to the metro station/bus depot. At a minimum, the new development should be required to have an ample pull off area which cars and other vehicles for their residents can safely drop off, pick up or wait without impacting Woodmont traffic (which is already overcrowded during commuting hours).

4. The design presented by the developer at a meeting with residents fails to account for future maintenance to the south and west walls as they are proposed to be built at the property line. One preliminary plan presented to Chase residents had a "green" wall on the south side with some windows. A "green" wall or any other type of wall will require maintenance at some point, but if the structure is out to the property line on the south and west sides, then no maintenance can be done without trespassing on Chase property or invading Chase airspace. At a minimum, these two sides will need to be set back an adequate amount to permit vehicles or other methods of maintenance to work within the 4824 Edgemoor Lane property. In other words, there must be 4824 Edgemoor property available around the south and west sides to allow outside maintenance to be done to their building.

5. I read with interest the article in The Washington Post's November 30th, Metro Section regarding pedestrian safety and "Vision Zero." It mentioned that Montgomery County is conducting research and will be developing a "pedestrian master plan" to ensure pedestrian safety. It also noted the two recent tragic fatal bicycle accidents in Bethesda involving teenagers. The assessment of the wisdom of having yet another new high rise on a tiny parcel in the heart of downtown, causing additional traffic onto Edgemoor and Woodmont, with its negative impact on the proposed bicycle lane on Woodmont, and the particular design for 4824 Edgemoor should be conducted with coordination of the County office developing the pedestrian master plan and the County office responsible for bicycle safety.

6. Finally, at the meeting with the Chase residents, the developers implied that residents of its building would be primarily one or two person households where residents take the metro to work, and thus the impact of cars exiting their garage would be minimal. This completely ignores reality, because in many, if not most instances, in the two-person household, one spouse, partner or roommate, drives while only one person takes the metro to work. It similarly ignores the lifestyle of active retirees who also drive out of their garages during prime morning commuter times to attend exercise or other classes, do volunteer or part-time jobs, go to doctors' appointments - to name just few common morning destinations. These cars exiting 2824 Edgemoor will be pouring additional cars onto Woodmont at commuter times. It also overlooks that for many young couples initially locating in downtown Bethesda for access to public transportation, eventually have children attending Bethesda Elementary school or other schools while still living in downtown Bethesda and need vehicle transportation. I raise this so that when evaluating this design, the variety of the type of residents who will be living in the new structure and their needs and additional cars and other vehicle methods of transportation that will be used are taken into consideration.

There is no way to restrict the owners of the new condo to only individuals who will never drive to work but will use public transportation.

I trust that a comprehensive traffic study, pedestrian safety study (by coordinating with the County office responsible for the "pedestrian master plan"), bicycle safety study, air quality study and ADA compliance study will be conducted prior to any approval for the 4824 Edgemoor Lane development. The new development may benefit those residents who may ultimately live there, but the impact to the rest of Bethesda residents must be considered as access to drive to and from the Metro station/bus depot during prime commuting times will be negatively impacted by this new building and particularly as presently designed, especially as two other new Edgemoor construction projects are already underway bringing more people, more cars and more pollution to Edgemoor and Woodmont.

Thank you for your time and consideration to the matters I have raised.

Penny Dash
301-404-8628

From: [Charles Mokotoff](#)
To: [Dickel, Stephanie](#)
Cc: [Folden, Matthew](#)
Subject: Proposed Development Corner of Woodmont/Edgemoor
Date: Wednesday, November 6, 2019 1:35:48 PM

Dear Ms. Dickel,

It was recommended to me by a fellow resident of The Chase (7500 Woodmont Ave, Bethesda) to contact you with concerns about this proposed development. The balcony of my unit is just about 25 feet from the property line where this is to occur.

My understanding is this is just about the minimum legal distance construction like this can occur in proximity to a residential space. We are already besieged by three other construction projects currently underway within a 1/2 mile radius. This new project will make living here untenable for me, as I work from home and the noise, dust, danger from cranes, traffic, etc. will make it necessary for me to vacate. This will cause a great deal of financial hardship for me as I am sure you can imagine. I just moved in a few months ago and did not know about this project. Had I known, I never would have purchased.

I appreciate your kind attention to this matter and look forward to your thoughts at your earliest convenience.

Regards,
Charles Mokotoff
mokotoff@gmail.com
7500 Woodmont Ave. Unit 417
Bethesda MD 20814

From: [CHERYL LORD](#)
To: [Balmer, Emily](#)
Subject: 4824 Edgemoor proposed development
Date: Friday, January 17, 2020 11:14:20 AM

Hello, Emily,

I am writing to register my opposition to the proposed development at 4824 Edgemoor. I own a condo at The Chase, 7500 Woodmont Avenue, next-door. I have attended our Homeowners Association board meetings discussing this development since it began, including the one attended by the developer, the architect, and their attorney.

My main concern is the traffic congestion on Woodmont and Edgemoor that this will cause. What with our access driveway to our main entrance, visitors parking lot driveway, and loading dock driveway right next to the development's southern side, there is just not enough room for cars and trucks in and out without having to wait on Woodmont. The congestion will be impossible to navigate also because of Montgomery County's proposal for adding a another bike lane with an island in between the bike lanes and the cars on Woodmont. The cars will no doubt be backed up to Old Georgetown Road from the stoplight at Woodmont and Edgemoor, adding to congestion to the major intersection on Old Georgetown. Our parking garage enters and exits on the western edge of the proposed project, and even now it is a long wait for access onto Woodmont due to the 2 new housing developments on Edgemoor and Arlington and Woodmont and Edgemoor which are already under construction. Adding any cars/bike lanes to this situation will only make it worse and not convenient for anybody from these projects to drive in and out.

I know that Neil Goldstein and Dick and Nancy Havlick have written and will write more about more technical requirements that may not be met by the planners, and I support their comments 100 percent.

The overall impression about the proposed project from everyone at The Chase who has attended the board meetings and discussed this project is that there is simply not enough room for it on this small plot of land. I fully concur.

Thank you.

Cheryl Lord, The Chase at Bethesda, #1211
c.a.lord@verizon.net

January 17, 2020

To: MNCPPC Design Advisory Panel & Development Review Committee

Attn: Staff Liaison

Re: Sketch Plan Application 1202 00070; 4824 Edgemoor Development

This letter supplements my earlier email dated December 5, 2019, to Stephanie Dickel and Matthew Folden. As a long-time Bethesda resident and unit owner at the Chase of Bethesda, next door to 4824 Edgemoor, I am keenly interested in this proposal.

Acumen, in its narrative accompanying the sketch design, says: *“This contemporary building design will soon become a quiet contributor and enhancement to the existing urban fabric along this picturesque thoroughfare.”* To the contrary, from the point of view of aesthetics, design, walkability, pedestrian and bicycle safety, traffic flow and congestion, privacy, general accessibility and air pollution, this building, if approved as depicted, will bring hazards to bicyclists, pedestrians, including children walking to Bethesda Elementary School, and to those walking to the metro. It will further create havoc to the traffic on that intersection of two main arteries of traffic to the metro and to offices across the street and further down Woodmont. From a design perspective, it “sticks out like a sore thumb” and fails to continue the building lines of adjacent structures on Woodmont and Edgemoor. The lack of tower separation creates an eyesore by squeezing into a tiny lot an overly large dense building. **In other words, this building is a net negative for the Bethesda community,** as is further explained below.

First, this development is a net negative for aesthetics contrary to Section 4.7.3.C. (Streetscape, “urban streetscapes should be interesting with wide sidewalk to promote walkability”). This looming building, jutting out on Edgemoor, will cause disharmony in design for the block. Trees will have to be removed and will be replaced by a massively tall structure sticking out way beyond the building line of the Chase garage/wall—which is the same line used for the two-story townhouse development at the other corner of Edgemoor. Pedestrians walking to the Metro will not be able to see the corner, their view obstructed by the building.

The Acumen drawings on pages 0100-Site Plan and 0501-Northwest Perspective have critical inaccuracies relevant to this discussion. They fail to depict the bend in the sidewalk that now exists, nor represent how significantly the proposed building will block the view of pedestrians on Edgemoor coming from Arlington Road, from seeing straight ahead, down the block, to the corner. The Northwest Perspective rendering would have one believe that the new development will be in alignment with the adjacent garage/wall of the Chase Condo (and therefore also in alignment with the townhouse community on the Edgemoor block). It would assist the Panel to visit the site to be knowledgeable about this misleading drawing.

This visual blocking of the sidewalk lane and the lack of uniformity in design of the Edgemoor block defeats any “Exceptional Design” element, contrary to the goals of Section 4.7.3.E. Similarly, it is contrary to the goals set for Architectural Elevations which try to achieve “strong pedestrian-oriented base” as the development will be jutting out and blocking visually the view of pedestrians along Edgemoor walking to the metro. This is a net negative for pedestrians and for the aesthetics of the downtown Bethesda area.

There is no Tower Set-Back as is required, further reducing the acceptability of the design from an aesthetic point of view, nor does it meet the Public Benefits Categories and zoning ordinance citations. This proposed structure would place new residents of the condo in close visual proximity to Chase residents with northern exposure, with bedrooms and balconies facing the southern wall. A major invasion of privacy is a net negative to Chase residents and similarly to those residents of the new building with southern exposure. The Panel should require the typical tower /wall setback for a 120 foot building. If not, then the South wall can never be maintained due to lack of access by the Edgemoor condominium. Inability to maintain the West side of the building will also have this problem. The design fails to consider ability to maintain the outer South and West walls causing a critical design flaw.

Moreover, several old trees will be removed from the property, and the tree shown on page 0100-Site Plan in front of the new building on Edgemoor will not exist in reality as it is a sidewalk there. The trees depicted on page 0103-Level 1 – Ground Floor, to the left of the proposed Edgemoor development will not survive once the building wall is erected. They will be deprived of light as they will be wedged between the Chase Condo property wall and the new development. This loss of trees and greenery is net negative to the Bethesda community and the attractiveness of the street for all Bethesda residents.

That the developer will be providing some greenery for the roof and for only its residents is encouraged under Section 4.7.3.F., but this one benefit is not accurately included in the “Public Benefits Categories” as it benefits only the residents of the condo, not the public.

For these reasons, 4824 Edgemoor Lane would represent a net negative development to downtown Bethesda.

Second, contrary to the “Public Benefit Criteria, Section 4.7.1.B.” the development will exacerbate the traffic in an already congested area of downtown Bethesda. The **Edgemoor corner is at the HEART of the two major arteries for drivers** to the Metro, either to park or be dropped off, as well as for employees working at the office building across the street, 3 Bethesda Metro Center (where most drive to and park there because they do not live near metro stations and many employers pay for employee parking). Employees at other offices on Woodmont south of the metro and those who will work in and drive to the new commercial areas (above the purple line station and at the former police station) will also drive this section of Woodmont in the morning commuter period. Further, it is no secret to Bethesda residents living west of the metro that Edgemoor Lane is THE CUT-ACROSS ROAD to drive to get to Woodmont Ave to the Metro. More traffic than otherwise would be expected is already on

Edgemoor in the morning. Plus the two new large residential buildings already under construction across Edgemoor will be pouring additional cars onto Edgemoor.

The density for this building, if allowed, will be a net negative for the community as it will undoubtedly create a BOTTLENECK at this critical intersection due to: (1) cars exiting the Edgemoor garage; (2) trucks stacked up on Woodmont waiting to enter the tiny loading dock; and (3) all other delivery and pick up vehicles parked on Woodmont while they deliver or provide service to residents of the Edgemoor building.

While some residents of the new condo will take the Metro to work, the spouse/partner, in a majority of cases will be working in locations inaccessible to metro (public schools, employers on 270 corridor, to name a few), and therefore they will be driving to work or some will be driving children to day care or private schools. The active retirees (a large segment of downtown Bethesda condo owners) are typically out in their cars during prime morning commuter hours to get to various activities, appointments and commitments. This is my peer group so I am familiar with typical schedules. As cars stack up to exit the Edgemoor garage in the morning they create bottlenecks for those drivers already on the congested Woodmont and Edgemoor streets.

In addition, with the rapid expansion of e-commerce, the number of delivery trucks, service trucks lyft/uber pick ups, etc. will increase at an exponential rate and all of these vehicles will park on Woodmont, if not at the corner of Edgemoor. This means that public access by pedestrians, drivers and bicyclists to the Metro and to Woodmont offices will be severely restricted. And the reduction in carbon footprint that is typically associated with development in proximity to a Metro station is just not the case here where more vehicles will be idling their engines and for longer periods of time creating more pollution and noise.

For these reasons, the site is completely unsuited to dense development and is a net negative to drivers from all over the County and to Bethesda residents, due to its bottleneck affect, increased congestion, poorer air quality and increased noise.

Third is the most important net negative of this building -- pedestrian safety. Unless there are additional setbacks to the north and east sides, the Panel is looking at a development that presents an "accident waiting to happen." Acumen proposed only 15" setback on the busy Woodmont street. This skimpy set back fails to provide adequate visibility for cars of the new condo exiting the garage to see pedestrians or bicyclists nearby. It also fails to provide an adequate "landing space" for exiting cars to pull out, see who is on the sidewalk and wait – without encroaching on sidewalk space – before pulling into the street.

This property is a block from Bethesda Elementary School, on Arlington Road, and children (from the Chase and other developments) walk with their parents to school. However, this lack of visibility from the 4824 Edgemoor garage is an accident, a horrible accident, just waiting to happen. It is well-known that children act in unpredictable ways, and thus, no one can ensure that they will stay with their parents or watch for exiting cars from garages with poor visibility. They run ahead. Who will be responsible for this tragic inevitability when the developers are long gone?

Also, with respect to visibility of pedestrians, the failure to require the Edgemoor development on the north side to match the building line of the Chase garage/wall also reduces visibility for drivers exiting that garage, thereby putting pedestrians and children walking to school at higher risk. Now, without a building blocking the view, there is complete visibility for exiting Chase drivers. In addition to the inaccuracies cited previously, Acumen's page 0501-Northwest Perspective is also misleading in that it suggests that there is continuity in building lines between Chase garage/wall and the Edgemoor north side and that the Chase garage is further away from the Edgemoor property line than it is.

Relatedly, there is a lack of visibility for truck drivers backing out of the Edgemoor loading dock onto Woodmont, also contributing to hazards for pedestrians and children and bicyclists. And further, the development's skimpy setback on Woodmont along with building on the south property line would REDUCE the visibility for truck drivers at the Chase loading dock backing up onto Woodmont. These trucks, with reduced or nonexistent visibility, backing up onto a heavily traveled pedestrian sidewalk directly across from the Metro is another "accident waiting to happen." This is yet another reason to require a set back on the south side.

The last group of pedestrians who will be put at further risk of harm by this dense development are those individuals crossing Woodmont to the Metro in front of the Chase, at North Lane. In the ideal world, these pedestrians are safe as they cross Woodmont with a traffic light. But we all are aware of the stressed morning commuter who, if this development as proposed is allowed, would be driving to get around A VASTLY INCREASED NUMBER OF TRUCKS/VEHICLES (Amazon delivery trucks,, UPS trucks, meal plan deliveries and other ecommerce deliveries and uber/lyft vehicles) PARKED ON WOODMONT AND BLOCKING ITS LANES.

Bethesda Magazine reports, in a January 10, 2020, article by Dan Schere, that 2019 saw more pedestrian crashes in Montgomery County than in 2018, and we have already had too many in the first weeks of 2020. The Vision Zero plan, developed over two years ago to reduce pedestrian injuries is a County objective. The design for 4824 Edgemoor should only be approved with the goals of Vision Zero in mind, not contrary to those goals. The article states that "[Council Member Andrew] Friedson said that pedestrian safety must take into account the assumption that drivers will often travel too fast." It is well recognized that drivers run the red lights trying to get to work in the mornings, and this already presents hazardous conditions pedestrians walking at the crosswalk to the Metro. The new development will increase these hazards with parked vehicles alongside the building on one or more lanes of Woodmont, making pedestrian crossings less safe. This dense building directly across from the Metro is a net negative for pedestrian safety and for the community.

In sum, due to the lack of visibility for Edgemoor drivers exiting their garages and without a "landing surface" prior to arriving on the sidewalk, and to reduced visibility for Chase drivers exiting their garages, and the lack of visibility for Edgemoor truck drivers backing out of their loading dock and reduced visibility for truck drivers backing out of the Chase loading dock, this building, as presently proposed, is an extreme net negative for pedestrian and child safety.

I urge the Panel to require the normal building and tower setbacks for a 120 foot building, and to disregard the veiled threat in the narrative that developers will walk away if their design submission is not approved as submitted. Expediency to get something built is no substitute for safety. So please consider safety first, along with your review of the aesthetics of the overly large, improperly-designed building.

Thank you for your time and attention to this serious matter.

Respectfully submitted,

Penny Dash

From: [Richard Havlik](#)
To: [Balmer, Emily](#)
Subject: Comments on 4824 Edgemoor
Date: Saturday, January 18, 2020 9:03:35 PM
Attachments: [Design Advisory Panel.docx](#)

Emily Balmer,

Attached are comments for the meeting of the DAP on 1/22 concerning 4824 Edgemoor plans. The issue of pedestrian safety is directly related to the plans for the new construction. The 3 separate entrances to the proposed building on Woodmont Ave. cross a sidewalk used by many pedestrians. This puts them at increased risk for a collision. Please let me know that you received this statement.

Thank You, Richard Havlik

From: [Laura Hansen](#)
To: [Balmer, Emily](#)
Subject: Comments regarding 4824 Edgemoor development
Date: Sunday, January 12, 2020 2:34:59 PM

My husband and I own a condo at the Chase at Bethesda, 7500 Woodmont Avenue, and our property wraps around the corner of the proposed 4824 Edgemoor development. Their plans call for a car-elevator arrangement with a loading driveway along Woodmont Avenue, in the small footage beyond the intersection of Woodmont Avenue and Edgemoor. With a proposed total of 77 units, this will cause gridlock in the intersection, where most of the residents of the Chase turn, as they leave our garage. It is simply way too dense of a proposal, with an unworkable car access design. We respectfully request that you limit the density to protect the safety of pedestrians and vehicles in the Woodmont Avenue/Edgemoor intersection. Thank you, Laura Hansen Reynolds and Fred Reynolds

Design Advisory Panel,

I am a resident of the Chase, 7500 Woodmont Ave next to the proposed building (4824 Edgemoor). Traffic is a potential danger to pedestrians living along this main street in Bethesda. As a result, Chase residents formed an informal "Pedestrian Safety Committee that resulted in a new stop light and other street changes to improve pedestrian safety. However, increased numbers of pedestrians and cars remain a continuing challenge, and this building will add to the problem.

Woodmont is a four-lane highway at this location with heavy usage, especially at rush hours, and pedestrians crossing to the Metro from the west to the east side always require extra care. This situation will only become more challenging if the new condo on Woodmont is approved, since it will put more residents at risk along Woodmont. In addition, the Marriott and other nearby constructions will bring more foot traffic. Finally, according to existing plans, there will be three separate entrances from the street into the planned building making walking along the sidewalk especially dangerous for youngsters and older persons.

The Bethesda Beat magazine featured an article on 1/10 about the status of Vision Zero in the county and highlighted the increase in pedestrian "collisions" in 2019 rather than a decrease as hoped for. The builders of this new condo will be subjecting their occupants and neighboring pedestrians to increased danger. Putting more pedestrians on Woodmont by constructing a new building equals more risk for collisions!

From: Penny
To: Balmer, Emily
Subject: Fwd: 4824 Edgemoor Lane development
Date: Friday, January 17, 2020 12:17:10 PM

I am sending to my earlier email to Stephanie Dickel (below) about this development to make sure it is in the DAP records when they review this proposed development. Thank you.

Penny Dash

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

From: Penny <pennydash@verizon.net>
To: Stephanie.Dickel <Stephanie.Dickel@montgomeryplanning.org>; Matthew.Folden <Matthew.Folden@montgomeryplanning.org>
Sent: Thu, Dec 5, 2019 11:20 am
Subject: 4824 Edgemoor Lane development

Hello. I am an owner of a unit at the Chase of Bethesda, 7500 Woodmont Ave, Bethesda, MD 20814. Therefore, I, along with all Bethesda residents, will be negatively impacted by the above-referenced development. I am aware that a plan to build a high rise residential building at 4824 Edgemoor is legal and in accordance with development goals for Downtown Bethesda, but that does not make it a wise use of the tiny property. I received your names and emails from Laura Wandner, who is the point person of the Chase Ad Hoc Committee. She indicated that anyone with concerns should contact you both by email. I am writing to voice my concerns.

1. This development would be the third ongoing new construction on a 1-block span of Edgemoor between Arlington Road and Woodmont Avenue. Any cars belonging to owners, or other transports picking up and dropping off residents of and visitors to this new building will exacerbate the traffic crowding and air pollution (from idling vehicles) that the other two buildings will be bringing to the block and to the crowding that already exists.

These two streets-- Edgemoor and Woodmont -- immediately flow into drop-offs and pick-ups from the Metro station/bus depot and is already packed during key commuting times. Adding more traffic and idling cars will not assist the goal of moving people to use Metro and it will increase air pollution for all residents. For this reason, I urge Montgomery Planning to look thoroughly and closely about the density this new structure will bring, accounting for the other two projects already being built, and whether the pedestrian and vehicle traffic on Edgemoor and Woodmont can in reality accommodate yet another new high rise building -- with its additional residents' cars and traffic and pollution associated with residents need for transportation, including use for pick-ups and drop-offs by other vehicles.

It would be a shame if the drive to the Metro station/bus depot were so hindered by adding this new Edgemoor project to the two ongoing projects that it causes more Bethesda residents to drive to work, thus defeating the long-term planning goals for Downtown Bethesda.

2. I am also concerned about the children and their parents and, in some cases younger siblings, who make the walk in the morning to Bethesda Elementary School. The school is on Arlington Road (bordering Edgemoor and Wilson), therefore, the walking path for Chase residents with children is around 4824 Edgemoor Lane. The plan shows the structure on the north end at the property line and this interferes with the sight lines of Chase residents exiting our garage. At a minimum, the new structure should be set back to match the Chase garage. Sight lines for drivers exiting garages are a problem for a number of existing Bethesda buildings, but the ones of which I am aware are not a block away from an Elementary School. I would not want to hear about accidents involving children who are made less safe due to the structure not having a setback on the north side. And this problem would also impact children who reside in 4824 Edgemoor Lane, not just Chase families.

And relatedly, has there been contact with MCPS and the Principal and PTA of Bethesda Elementary school to ascertain whether the school can presently accommodate an influx of new students from yet another dense building on Edgemoor and/or whether MCPS is willing to pay for construction of additional space?

3. As the parent of a young adult with disabilities, who uses Metro Access, I am familiar with transportation challenges for individuals with disabilities. The proposed building presents safety and perhaps legal issues in this regard. The lobby is on the corner. There is no pull off area (as the Chase has) and so all residents of the new building and all of their visitors must use Woodmont Ave or the corner of Edgemoor and Woodmont right outside the proposed lobby as the stopping point for all pick-ups and drop-offs. The proposed island on Woodmont to mark off the bicycle lane pushes all vehicles (including school buses), which stop to drop off or pick up 4824 Edgemoor, into the middle of Woodmont Ave. Alternatively, vehicles which stop at the rounded corner of Edgemoor and Woodmont, would impact the bicycle lane (and thus safety of bicyclists), the ability of Chase residents to exit the garage onto Edgemoor, and the ability of all Bethesda residents to drive to the metro station/bus depot. At a minimum, the new development should be required to have an ample pull off area which cars and other vehicles for their residents can safely drop off, pick up or wait without impacting Woodmont traffic (which is already overcrowded during commuting hours).

4. The design presented by the developer at a meeting with residents fails to account for future maintenance to the south and west walls as they are proposed to be built at the property line. One preliminary plan presented to Chase residents had a "green" wall on the south side with some windows. A "green" wall or any other type of wall will require maintenance at some point, but if the structure is out to the property line on the south and west sides, then no maintenance can be done without trespassing on Chase property or invading Chase airspace. At a minimum, these two sides will need to be set back an adequate amount to permit vehicles or other methods of maintenance to work within the 4824 Edgemoor Lane property. In other words, there must be 4824 Edgemoor property available around the south and west sides to allow outside maintenance to be done to their building.

5. I read with interest the article in The Washington Post's November 30th, Metro Section regarding pedestrian safety and "Vision Zero." It mentioned that Montgomery County is conducting research and will be developing a "pedestrian master plan" to ensure pedestrian safety. It also noted the two recent tragic fatal bicycle accidents in Bethesda involving teenagers. The assessment of the wisdom of having yet another new high rise on a tiny parcel in the heart of downtown, causing additional traffic onto Edgemoor and Woodmont, with its negative impact on the proposed bicycle lane on Woodmont, and the particular design for 4824 Edgemoor should be conducted with coordination of the County office developing the pedestrian master plan and the County office responsible for bicycle safety.

6. Finally, at the meeting with the Chase residents, the developers implied that residents of its building would be primarily one or two person households where residents take the metro to work, and thus the impact of cars exiting their garage would be minimal. This completely ignores reality, because in many, if not most instances, in the two-person household, one spouse, partner or roommate, drives while only one person takes the metro to work. It similarly ignores the lifestyle of active retirees who also drive out of their garages during prime morning commuter times to attend exercise or other classes, do volunteer or part-time jobs, go to doctors' appointments - to name just few common morning destinations. These cars exiting 2824 Edgemoor will be pouring additional cars onto Woodmont at commuter times. It also overlooks that for many young couples initially locating in downtown Bethesda for access to public transportation, eventually have children attending Bethesda Elementary school or other schools while still living in downtown Bethesda and need vehicle transportation. I raise this so that when evaluating this design, the variety of the type of residents who will be living in the new structure and their needs and additional cars and other vehicle methods of transportation that will be used are taken into consideration.

There is no way to restrict the owners of the new condo to only individuals who will never drive to work but will use public transportation.

I trust that a comprehensive traffic study, pedestrian safety study (by coordinating with the County office responsible for the "pedestrian master plan"), bicycle safety study, air quality study and ADA compliance study will be conducted prior to any approval for the 4824 Edgemoor Lane development. The new

development may benefit those residents who may ultimately live there, but the impact to the rest of Bethesda residents must be considered as access to drive to and from the Metro station/bus depot during prime commuting times will be negatively impacted by this new building and particularly as presently designed, especially as two other new Edgemoor construction projects are already underway bringing more people, more cars and more pollution to Edgemoor and Woodmont.

Thank you for your time and consideration to the matters I have raised.

Penny Dash
301-404-8628

From: [Tracie Zaepfel](#)
To: [Balmer, Emily](#)
Subject: Re: Inaccurate and misrepresentative schematics
Date: Tuesday, January 21, 2020 9:57:51 AM

Thank you Emily. Here are a few pics of continued street destruction. The area around the construction looks like a war zone. There are strange people out there all day every day and now people park in the blocked areas of the road.

I have no idea how they can pretend they will be able to start a third building. They destroy everything around the site and the street, sidewalks etc. rodent issues and safety are worrisome. I do not understand why the planning committee doesn't plan better.:(





On Tue, Jan 21, 2020 at 9:11 AM Balmer, Emily <emily.balmer@montgomeryplanning.org> wrote:

Hello,

Thank you for your email. Your message has been filed for review by the Bethesda Downtown Design Advisory Panel.

Best,

Emily Balmer

From: Tracie Zaepfel <traciez@gmail.com>

Sent: Saturday, January 18, 2020 10:03 AM

To: Balmer, Emily <emily.balmer@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>

Subject: Inaccurate and misrepresentative schematics

These drawings do not accurately depict the impact to the areas around them. They should be updated to reflect proximity and the woodmont exit.

The biggest problem with three simultaneous sites:

There should be information on how they will manage the non- construction land with equipment, dirt, debris and how they will manage ongoing traffic concerns and pedestrian safety with two other building in the early stages of construction on the same small block.

In other news, we are already having significant rodent issues due to the other areas. How will they help other residents pay for this? There are also multiple incidents of vehicle damage due to nails and debris on edgemoor. Safety and taxpayers suffer at the counties expense.



MNCPPC Design Advisory Panel & Development Review Committee

Attn: Staff Liaison

Re: Sketch Plan Application 1202 00070
4824 Edgemoor Lane

1/15/20

Dear Committee Members:

We are a Committee of concerned unit owners created and authorized by the Board of Directors of the Chase at Bethesda Condominium. As adjacent property owners, we have a keen interest in the above-referenced development, and are hereby requesting an opportunity to express our views at the Design Advisory Panel meeting on January 22nd.

We have some initial concerns that are based on the design presented to us by the Developer and represented as the Sketch Plan Submission dated January 8, 2020. We do appreciate the Developer's changes to the south and west facades. They are a big improvement over the previous design which had relatively blank walls. However, we still have some strong concerns, as follows:

1. Under the Bethesda Downtown Plan Design Guidelines, both Edgemoor Lane and Woodmont Avenue require step-backs, with Woodmont requiring a step-back of 10-15 feet at the 3rd to 6th story, and Edgemoor requiring a step-back of 15 – 20 feet at the 2nd to 4th story. There are no step-backs shown except at the roof level. For Woodmont, alternative methods are allowed including: Limit Floor Plate, Use Unique Geometry, Vary Tower Heights, Modulate and Articulate Facades, and Limit Apparent Face. Per the write-up, the design limits the apparent face by the use of a double height grid and vertical plane changes, but these are relatively two-dimensional moves, and may not be apparent from the street. It should be noted that as a Neighborhood Local Street, Edgemoor Lane does not provide for alternative methods for the required step-back.
2. The Design Guidelines also dictate that towers be separated:
Separate tower floors at least 45 to 60 feet from the side and rear property lines. Avoid building towers to the property line creating blank party walls that are imposing on the pedestrian environment. Where existing tower buildings are built close to the property line, new developments should provide the separation distance from the side and rear property lines. However, at a minimum, the new building tower levels should provide the separation distance indicated in Guideline 2.4.6 A from the side and rear property lines... The separation provided is approximately 29 feet, significantly less than the mandated 45 feet. This is especially significant due to the fact that the neighboring property has balconies in the north face looking directly at the new building. The majority of the south and west faces of the new building are directly on the property line. By Building Code, no window openings will be allowed in those façades, except for fire-rated fixed glazing. Without any meaningful setback on the south wall it will be impossible to provide maintenance to any other type of south wall without trespassing on Chase property or air rights. Similarly, without any meaningful setback on the west wall it will be impossible to maintain the exterior of the western side of the building without trespassing on

the Chase property or air rights. For these reasons, and since the building is going to be 120 feet high, we do not believe that the development should be granted the exemption to use a party wall vs using the appropriate separation between the towers.

3. Section 7.33.E.6 of the Sketch Plan approval criteria asks whether the plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking and loading. The Design Guidelines state: *Design to minimize conflicts between vehicles, pedestrians and cyclists. Locate loading and servicing within the interior of a building at the rear wherever possible. Provide loading spaces for pickup and drop-off where feasible.* We note that no drop-off has been provided. Residents and visitors to the building will need to be dropped off in the street and walk through the bicycle lane to get to the building lobby. This is not a safe situation, particularly for those individuals with disabilities. Due to the limited size of the parcel and the fact that the building maxes out the setbacks, a drop-off is probably not feasible unless the density is substantially reduced. We find that to be a substantial flaw in the design.

Also, since there isn't a drop-off space, there is a residential garage entrance and loading dock on the Woodmont Ave side of the building. Both of these entrance, in very close proximity to each other, cross the pedestrian sidewalk creating a dangerous situation for pedestrians walking along Woodmont Ave.

4. The new development proposes increasing the development density from 2.5FAR (21,647 sq.ft.) to 10.62 FAR (92,000 sq.ft.). Although we understand that this density is allowed under the Bethesda Downtown Plan Design Guidelines, we find this to be an excessive increase in density for a lot of this size. This kind of change would normally be considered a re-zoning of the property, which, to our understanding can only be done by the County Council.

Thank you in advance for the opportunity to participate in the development review process.

Sincerely,

Chase at Bethesda 4824 Edgemoor Lane Development Ad Hoc Committee

Cc: Chase at Bethesda Condominium Association Board of Directors

From: bmarion22@aol.com
To: [Balmer, Emily](#)
Subject: RE: 4824 Edgemoor proposed building
Date: Sunday, January 19, 2020 12:21:05 PM

I have several concerns regarding the proposed building, 4824 Edgemoor:

1. The proposed building for 12 stories is much too large for that very small piece of property.
2. Cars pulling in and out of the driveway of the new building during rush hour would be a hazard to pedestrians , bicyclists and kids walking to school.
3. The traffic on Woodmont is already very congested in the early morning and late afternoon hours.
4. Woodmont is a major route for ambulances and firetrucks. More cars added to the traffic congestion would be a hindrance.
5. The construction of the proposed building which will be too close to the Chase at Bethesda building raises serious concerns of damage to the Chase at Bethesda building and property.

Please forward this to the Design Advisory Panel.

Thank you,
Barbara Marion

From: [Folden, Matthew](#)
To: [Neil](#); [Balmer, Emily](#); [Dickel, Stephanie](#)
Subject: RE: Comments on Proposed Acumen Projectl, Part 3
Date: Thursday, January 16, 2020 9:31:20 AM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)
[image012.png](#)

Mr. Goldstein,

Thank you for providing these comments. Although categories such as Exceptional Design are more subjective and qualitative in nature, many of the other categories are based on mathematical formulas set forth in the *Zoning Ordinance* and the *Commercial/ Residential and Employment Zones Incentive Density Implementation Guidelines*. At this time, the Sketch Plan is evaluating the appropriateness of benefit categories and the future Site Plan will assign specific point values to the selected categories.

As you are likely aware, the Design Advisory Panel will review the revised architecture associated with the Sketch Plan and will make a final recommendation on points as part of the subsequent Site Plan review. For your reference, the *Commercial/ Residential and Employment Zones Incentive Density Implementation Guidelines* are available online at: <https://montgomeryplanning.org/wp-content/uploads/2018/01/Commercial-Residential-Zone-and-Employment-Guidelines-FOR-WEB.pdf>

Please contact me if you would like to discuss this project or the public benefit points further.

Regards,

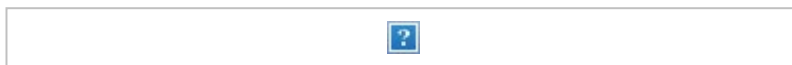
Matt



Matthew Folden, AICP

Planner Coordinator

Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, MD 20910
matthew.folden@montgomeryplanning.org
o: 301.495.4539



From: Neil <neilsgoldstein@verizon.net>

Sent: Wednesday, January 15, 2020 4:36 PM

To: Balmer, Emily <emily.balmer@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>

Subject: Comments on Proposed Acumen Projectl, Part 3

Hello again,

In the attached document, I will attempt to restrict my comments to the Public Benefits portion of the developer's Justification.

As before, please let me know if you have any questions, or need any more detail on any of my comments.

Thank you for your consideration,
Neil Goldstein

Comments on the Proposed Acumen Project, Part 3

The County requires a developer to provide Public Benefits in order to build higher and more dense building than allowed by the Standard Method of Development allows.

In its Justification, the developer of the 4824 Edgemoor Lane proposal subjectively scores the project on those Public Benefit Categories. In this case the developer scored the project for a total of 113 points.

That scoring went as follows:

Major Public Facilities: 3 of a possible 30 points.

This was based on the justification that the developer made a Park Impact Payment. I would agree that a score of 3 seems reasonable for that justification.

Connectivity and Mobility: 6 of a possible 20.

This was based on the justification that the project provides minimum parking. The number of parking spaces provided in the latest version of the proposal is 77. That is equal to the number of units the project is proposing. Such a number of resident parking spaces does not seem to encourage use of public transportation, which is the whole idea of building high-rises near Metro sites. I would score this as a zero.

Quality Building and Site Design

Architectural Elevations. This was scored 25 of a possible 30

The current revision of the proposal has changed the architectural design, in part due to the comments of the Design Advisory Panel. I would score this as a 15, at most.

Exceptional Design: 25 of a possible 30

I don't see this building, as proposed, as being an exceptional design considering its location and the size of the property it is being built on. This "pencil" building on a "postage stamp" piece of property at a major Bethesda intersection is imposing and intimidating. It would not send a welcoming

message to commuters or visitors coming into Downtown Bethesda from the north on Woodmont Avenue. I would score this a 10, at most.

Structured Parking: This was scored 20 of a possible 20.

The parking situation, as currently designed in the proposal is far from optimum. The developer is proposing two car elevators to transport resident cars to and from the underground garage. The car elevators are visible from the street and do not present a pleasant sight for pedestrians on Woodmont Avenue. There is no backup plan described in the eventuality that the car elevators will break down, or go out of service due to a power failure, or such event. I would score this a 5.

Protection and Enhancement of the Natural Environment:

Building Lot Termination: This was scored 2 of a possible 30

This seems like a reasonable score for a building that is built to the property lines of the site.

Cool Roof: This was scored 10 of a possible 15

It's unfortunate that no one will see the green roof other than the residents of the penthouse, but it certainly is something we would want all our buildings to have. I agree with the score of 10.

Recycling Facility Plan: This was scored 10 of a possible 10.

I can't imagine a building being erected these days which would not have a Recycling Facility Plan. Without knowing the details of how the plan would operate it's difficult to score it. Assuming it is a Recycling Plan that would work, I would score it 10 as well.

Vegetated Wall: This was scored a 10 of a possible 10.

It appears that in the latest revision to the proposal, the Vegetated Wall idea has been abandoned. If that is indeed the case, it should be scored a zero. If it has not been abandoned, I would still score it a zero because so many questions about a vegetated wall for a 12-story building remain unanswered. For example, how long does it take for a vegetated wall to grow to a full height of 12 stories? Will the plants actually grow up on a wall that gets little or no direct sunlight?

How expensive and time consuming is it to maintain the vegetation on a 12-story building with windows? Will the new owners, when they take over the management of the building, agree to an expensive maintenance program for a vegetated wall that they don't see?

My scoring totals 55.

From: [Tracie Zaepfel](#)
To: [Folden, Matthew](#)
Cc: [Balmer, Emily](#); [Dickel, Stephanie](#); [MCP-Chair](#)
Subject: Re: Resident concerns about current, and especially, future construction on Edgemoor Lane - destruction of QOL, safety and long-term accessibility - response requested
Date: Saturday, January 11, 2020 6:17:23 AM
Attachments: [image012.png](#)
[image014.png](#)
[image013.png](#)
[image015.png](#)
[image010.png](#)
[image011.png](#)

One last point that I have discussed with other residents and the opinion is universal.

As I walk out to full-scale noise and 5 massive trucks at 5:55 am on a Saturday morning from cbgbuils.

We have has the gift of seeing two totally different builders. I have a dog so I have no choice but to go outside for any reason. Aren't there rules?:(

CBG's site is like someone has put a junkyard next to us. They also have encroached onto all residential surrounding land, the road is a total mess with asphalt and grates and holes, and keep tearing everything up over and over. It is a smaller building yet significantly more destructive and loud.

They leave equipment, dirt piles and asphalt on non-construction land on all surrounding areas.

It could be the smaller lot makes it messier and worse also - another reason the only tiny spot now being considered for a third high rise should not start until these buildings are done.

It is infuriating and also enough to make you cry out of frustration. I would move if I could but there is almost no where to go near a metro (ironic in a town of concrete).

Thanks.

Tracie

On Tue, Jan 7, 2020 at 8:18 AM Folden, Matthew <matthew.folden@montgomeryplanning.org> wrote:

Ms. Zaepfel,

Thank you for your emails regarding your concerns about on-going construction activity within Bethesda and the development applications currently under review for [4824 Edgemoor Lane](#). Each of your emails and the photos you have provided are part of the public record and will be considered by the Planning Board.

Respectfully,

Matthew Folden

Planner Coordinator

Montgomery County Planning Department



[8787 Georgia Avenue, Silver Spring, MD 20910](https://www.montgomeryplanning.org/8787-Georgia-Avenue-Silver-Spring-MD-20910)

matthew.folden@montgomeryplanning.org

o: 301.495.4539



Let's Plan Our Future. Together. THRIVE
THRIVEMONTGOMERY.COM

From: Tracie Zaepfel <traciez@gmail.com>

Sent: Tuesday, January 7, 2020 7:35 AM

To: Folden, Matthew <matthew.folden@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>; Balmer, Emily <emily.balmer@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>

Subject: Fwd: Resident concerns about current, and especially, future construction on Edgemoor Lane - destruction of QOL, safety and long-term accessibility - response requested

Can you please let me know that my email will be considered in January when you discuss destroying the already compromised lives of 1000 Bethesda residents?

It is incredibly dirty, noisy and cars and humans are at risk every day. Our garages have almost no accessibility as the equipment, first, gravel and workers take up our properties and everything around the construction. There are nails, glass and messed up sidewalks everywhere.

Every day is worse on edgemoor and the fact that you would consider squeezing a high rise on a tiny piece of land at the same time as two other buildings is completely unacceptable. You cannot even fit a parking garage and want to have people exit on a major thoroughfare - woodmont?

This is only about collecting money and not about planning.

At the very least - do your job and plan to make Bethesda a place homeowners and taxpayers can actually live in.





----- Forwarded message -----

From: **Tracie Zaepfel** <traciez@gmail.com>

Date: Sun, Dec 29, 2019 at 8:59 PM

Subject: Resident concerns about current, and especially, future construction on Edgemoor Lane
- destruction of QOL, safety and long-term accessibility

To: <emily.balmer@montgomeryplanning.org>

Dear Emily:

I am writing as a very concerned taxpayer, resident and impacted resident in Montgomery County. I am asking what I am sure the other thousand of residents living around this construction site.

They would all beg you to *please pause* or *not move forward* with the construction of a third high rise in the same block. You see – the current

construction is currently destroying any semblance of our lifestyle.

We knew two high rises were approved to go up simultaneously which is disconcerting. However, I wish I could express how much worse it is than anticipated. The building construction is rough, but the destruction to all property around the sites and our road is worse. And the noise pollution hasn't started yet, but with two – I anticipate it will almost be unbearable.

These two companies, *especially* CBG Building Company, have destroyed most of the grass in the areas outside of the construction site. There are piles of dirt, porta-potties, dirt and grates everywhere. At times, the porta-potties are in the pedestrian areas. The roads are now full of craters, asphalt pieces, nails and are dangerous for residents, pedestrians and drivers. Four lanes are down to one almost every day except weekends. People from the Chase have had to replace their tires due to the bad condition of the streets. There are a few apartments that have the unfortunate luck of being surrounded by piles of dirt, near the porta-potties, broken concrete and soot. How would you feel if this was your family or friends?

Moreover, the county decided to put No Turn on Red at every light on the block – so during non-rush hour, when no one is on the street, you have traffic issues.

Now the county and builder are trying to squeeze and force a third high rise on a TINY plot of land where they cannot even provide standard resident parking and also want to include a driveway onto a major roadway.

Ultimately, two buildings have compromised traffic, access and quality of life. How can the county even think about a third construction site in an already overcapacity situation in the next three years?

It is a crime to watch the destruction of what was a lovely town. Also, Edgemoor Lane isn't Wisconsin Avenue. Wisconsin is essentially a highway. Edgemoor Lane is a place where people purchased homes and live. We have dogs and

infants and children and is now fairly hazardous.

Please consider the thousands of residents here who have lost quality of life. DO NOT start a third construction site until these other buildings are complete. Or, even better, the planning committee should approve a building that truly fits the size of the lot and accessibility in regard to traffic and parking.

--

Tracie Zaepfel

(301) 466-4431

--

Tracie Zaepfel

(301) 466-4431

--

Tracie Zaepfel

(301) 466-4431

Thanks. It is very difficult to live here.

On Mon, Jan 13, 2020 at 8:53 AM Folden, Matthew <matthew.folden@montgomeryplanning.org> wrote:

Ms. Zaepfel,

By copy of this email, I am alerting staff at the Department of Permitting Services Zoning and Site Plan Enforcement Section of your concerns related to construction activities on Edgemoor Lane.

For the record, the site plan number associated with these two projects are 820180120 (ZOM Bethesda) and 82018017A (Edgemont at Bethesda II).



Planner Coordinator

Matthew Folden, AICP

Montgomery County Planning Department

[8787 Georgia Avenue, Silver Spring, MD 20910](https://www.montgomeryplanning.org/8787-Georgia-Avenue-Silver-Spring-MD-20910)

matthew.folden@montgomeryplanning.org

o: 301.495.4539



From: Tracie Zaepfel <traciez@gmail.com>

Sent: Saturday, January 11, 2020 6:17 AM

To: Folden, Matthew <matthew.folden@montgomeryplanning.org>

Cc: Balmer, Emily <emily.balmer@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>

Subject: Re: Resident concerns about current, and especially, future construction on Edgemoor Lane - destruction of QOL, safety and long-term accessibility - response requested

One last point that I have discussed with other residents and the opinion is universal.

As I walk out to full-scale noise and 5 massive trucks at 5:55 am on a Saturday morning from cbgbuils.

We have has the gift of seeing two totally different builders. I have a dog so I have no choice but to go outside for any reason. Aren't there rules?:(

CBG's site is like someone has put a junkyard next to us. They also have encroached onto all residential surrounding land, the road is a total mess with asphalt and grates and holes, and keep tearing everything up over and over. It is a smaller building yet significantly more destructive and loud.

They leave equipment, dirt piles and asphalt on non-construction land on all surrounding areas.

It could be the smaller lot makes it messier and worse also - another reason the only tiny spot now being considered for a third high rise should not start until these buildings are done.

It is infuriating and also enough to make you cry out of frustration. I would move if I could but there is almost no where to go near a metro (ironic in a town of concrete).

Thanks.

Tracie

From: [M.G. Diamond](#)
To: [Balmer, Emily](#)
Subject: 4824 Edgemoor Lane DAP
Date: Monday, January 20, 2020 1:24:41 PM

I would like the opportunity to speak at the DAP.

M.G. Diamond
President, Board of Directors
The Chase at Bethesda, a condo

7500 Woodmont Ave, 902
Bethesda, MD 20814-5379

Tel: (240) 396-2266

From: [Tracie Zaepfel](#)
To: [Balmer, Emily](#)
Cc: [Dickel, Stephanie](#); [Folden, Matthew](#)
Subject: Re: More expansion and construction challenges
Date: Monday, January 27, 2020 6:25:16 AM

This morning I find they are cutting down our trees to make way for their equipment and junk. I think you should buy the chase and make it a commercial building. If the planning committee only cares about making money from developers at the expense of taxpayers - help us get out of this destruction.
None of this is construction - it creates years and years of total destruction making it an unsafe and scary place to live.

On Sat, Jan 25, 2020 at 10:08 AM Tracie Zaepfel <traciez@gmail.com> wrote:

Hi there:

Another weekend, more equipment, people, debris in the street making it challenging to safely drive or walk or live here.

There is no way this road can manage a third.

Also, why is the mess from the CBG/Clark building twice as bad as the larger site? They have equipment permanently blocking two lanes on edgemoor and one lane on woodmont.

Today when there is almost no way to get out of the garage so I snapped - the 20 construction workers waved and mocked me (one with the finger).

Begging and will continue to beg - do not start a third building turning what is dangerous and barely manageable into unmanageable.

Also, is there truly room for a high rise in that tiny lot? Have they considered the weight and size of our building?

It really looks like it can only fit a small walk up and pedestrians will be at much higher risk if another exit for many cars is added to the mix.



On Tue, Jan 21, 2020 at 9:11 AM Balmer, Emily
<emily.balmer@montgomeryplanning.org> wrote:

Hello,

Thank you for your email. Your message has been filed for review by the Bethesda
Downtown Design Advisory Panel.

Best,

Emily Balmer

From: Tracie Zaepfel <traciez@gmail.com>
Sent: Saturday, January 18, 2020 10:03 AM
To: Balmer, Emily <emily.balmer@montgomeryplanning.org>; Dickel, Stephanie
<Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew
<matthew.folden@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Inaccurate and misrepresentative schematics

These drawings do not accurately depict the impact to the areas around them. They should
be updated to reflect proximity and the woodmont exit.

The biggest problem with three simultaneous sites:

There should be information on how they will manage the non- construction land with
equipment, dirt, debris and how they will manage ongoing traffic concerns and pedestrian
safety with two other building in the early stages of construction on the same small block.

In other news, we are already having significant rodent issues due to the other areas. How
will they help other residents pay for this? There are also multiple incidents of vehicle
damage due to nails and debris on edgemoor. Safety and taxpayers suffer at the counties
expense.



Balmer, Emily

From: Penny <pennydash@verizon.net>
Sent: Tuesday, January 7, 2020 6:47 PM
To: Balmer, Emily
Subject: Re: DAP meeting on Jan 22 to review proposed 4824 Edgemoor development

Hello,

I would like to speak at the January 22 meeting on this proposed development. Please put my name down.

I have never done this type of thing before so can you please let me know specifics, such as: how much time will I have to speak? Would there be a visual of the site plan so that I can refer to it in my remarks? Is there anything else of which I should be aware? How should I address the Design Advisory Panel? And how many members will be sitting on the Panel?

Thank you,
Penny Dash
Bethesda Resident

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

From: Balmer, Emily <emily.balmer@montgomeryplanning.org>
To: Penny <pennydash@verizon.net>
Cc: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Sent: Fri, Dec 20, 2019 10:59 am
Subject: RE: DAP meeting on Jan 22 to review proposed 4824 Edgemoor development

Please send your comments to me directly via this email to ensure that your correspondence is transmitted to the Panel. Members of the public who wish to ensure their comments are considered by the DAP should submit them in writing to me no later than twenty-four hours before the DAP meeting.

As the DAP liaison, I will forward your comments to the Project Planner to ensure that they are included the Board's packet for review upon the Planning Board meeting.

It is preferred that you let me know ahead of time if you wish to speak at this meeting. I will then let the Panel know ahead of time.

Thank you.

From: Penny <pennydash@verizon.net>
Sent: Thursday, December 19, 2019 11:45 AM
To: Balmer, Emily <emily.balmer@montgomeryplanning.org>
Subject: Re: DAP meeting on Jan 22 to review proposed 4824 Edgemoor development

Thank you for your speedy reply. I looked at the website, and it suggests that individuals who wish to submit concerns should write to DAP's staff liaison prior to the meeting. Is that person you, and if not, what is the email or name and address of the staff liaison?

Also, the website says any comments should also go to the Planning Board, but it isn't clear to me whether the individual should be responsible for this or whether the DAP staff liaison will forward comments received. If the individual is responsible, please provide me with the Planning Board contact person's name and either email or mail address.

Finally, just to be clear that I understand, if I wish to speak at the meeting about my serious concerns, I would need to let you know ahead of time, correct?

Thank you,
Penny Dash

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

From: Balmer, Emily <emily.balmer@montgomeryplanning.org>
To: Penny <pennydash@verizon.net>
Cc: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
Sent: Thu, Dec 19, 2019 10:06 am
Subject: RE: DAP meeting on Jan 22 to review proposed 4824 Edgemoor development

Good morning,

Thank you for reaching out. All meetings take place at the Montgomery County Planning Department (8787 Georgia Avenue, Silver Spring MD 20910). [Here is a link to the Bethesda Downtown Design Advisory Panel website.](#)

4824 Edgemoor Lane is scheduled for the January 22, 2020 meeting at 11:30 a.m. We do not have an updated submission form yet, as submission forms are due two weeks prior to the meeting. The submission forms and agenda are posted one week prior to the meeting.

Please let me know if you have any additional questions.

Best,
Emily Balmer

From: Penny <pennydash@verizon.net>
Sent: Thursday, December 19, 2019 9:47 AM
To: Balmer, Emily <emily.balmer@montgomeryplanning.org>
Subject: DAP meeting on Jan 22 to review proposed 4824 Edgemoor development

Hello. Would you be able to tell me the time and place of the Jan 22 meeting? I know many people at the Chase and elsewhere who are extremely interested in this, now a third, development on a one-block span of Edgemoor.

Thank you,
Penny Dash

Balmer, Emily

From: Laura Wandner <lwandner@gmail.com>
Sent: Tuesday, January 7, 2020 1:03 PM
To: Balmer, Emily
Subject: Re: Please forward letter to DAP and DRC Committee Members regarding the 4824 Edgemoor Lane Development

Good Morning Emily - The Chase at Bethesda is going to be submitting another letter. We also have a number of residents who want to attend the meeting on Jan 22nd. Do you have an estimate regarding the time the developer will be presenting on the 22nd? The residents are asking me for a time estimate. Thank you very much for your help.

Best Regards

Laura

On Tue, Nov 12, 2019 at 12:08 PM Balmer, Emily <emily.balmer@montgomeryplanning.org> wrote:

Good afternoon,

Thank you for your letter regarding 4824 Edgemoor Lane. I have distributed to the Panel for their review.

Best,

Emily Balmer

From: Laura Wandner <lwandner@gmail.com>
Sent: Tuesday, November 12, 2019 8:02 AM
To: Balmer, Emily <emily.balmer@montgomeryplanning.org>; Brown, Angela <angela.brown@montgomeryplanning.org>
Cc: Folden, Matthew <matthew.folden@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Subject: Please forward letter to DAP and DRC Committee Members regarding the 4824 Edgemoor Lane Development

Good Morning DAP and DRC Committee Contacts

My name is Dr. Laura Wandner and I am a member of the Chase at Bethesda 4824 Edgemoor Lane Development Ad Hoc Committee. Our committee has been in touch with the developer, the developer's lawyer, and Mrs. Dickel's office regarding the 4824 Edgemoor Lane development. Our committee would like to be involved in each step of the development process since the development directly impacts the owners of the units in the Chase at Bethesda.

It is our committee's understanding that the 4824 Edgemoor Lane Development will be presenting at the Nov 20th Design Advisory Panel and the November 26th Development Review Committee. We are requesting that our letter be distributed to the Committee members of both the DAP and DRC prior to their respective meetings.

Thank you very much for your help.

Best Regards,

Laura Wandner

MNCPPC Design Advisory Panel & Development Review Committee

Attn: Staff Liaison

Re: Sketch Plan Application 1202 00070
4824 Edgemoor Lane

Dear Committee Members:

We are a Committee of concerned unit owners created and authorized by the Board of Directors of the Chase at Bethesda Condominium. As adjacent property owners, we have a keen interest in the above-referenced development, and are hereby requesting an opportunity to express our views at the Design Advisory Panel meeting on November 20th and at the Development Review Committee on November 26th.

We have some initial concerns that are based on the design presented to us by the Developer and represented as the Sketch Plan Submission dated October 4, 2019. We have the following comments:

1. Under the Bethesda Downtown Plan Design Guidelines, both Edgemoor Lane and Woodmont Avenue require step-backs, with Woodmont requiring a step-back of 10-15 feet at the 3rd to 6th story, and Edgemoor requiring a step-back of 15 – 20 feet at the 2nd to 4th story. There are no step-backs shown except at the roof level. For Woodmont, alternative methods are allowed including: Limit Floor Plate, Use Unique Geometry, Vary Tower Heights, Modulate and Articulate Facades, and Limit Apparent Face. It is not immediately apparent what alternative method the design is attempting to achieve.
2. The Design Guidelines also dictate that towers be separated:
Separate tower floors at least 45 to 60 feet from the side and rear property lines. Avoid building towers to the property line creating blank party walls that are imposing on the pedestrian environment. Where existing tower buildings are built close to the property line, new developments should provide the separation distance from the side and rear property lines.
The south and west face of the new building appears to be directly on the property line. By Building Code, no window openings will be allowed in those façades. A small portion of the south wall is shown as a green wall on this, but it is unlikely such a tall green wall will be maintainable. That will create a blank façade 29' from the north-facing units in the Chase. This is contrary to the Guidelines. Without any meaningful setback on the south wall it will be impossible to maintain a green wall or provide maintenance to any other type of south wall without trespassing on Chase property or air rights. Similarly, without any meaningful setback on the west wall it will be impossible to maintain the exterior of the western side of the building without trespassing on the Chase property or air rights.
3. Although not allowed by Building Code, windows are shown on the South elevation. Without those windows, the X05 and X06 units will only have glazing on one side. Additionally, the west side of Unit X06 will be limited to 25% openings due to its proximity to the west property line. These units appear to have insufficient natural light. Similarly, Unit X01 is on the west property line as is unit X07 except for a very small portion near its south end. Again, there does not seem

to be enough natural light in these units.

4. Section 7.33.E.6 of the Sketch Plan approval criteria asks whether the plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking and loading. The Design Guidelines state: *Design to minimize conflicts between vehicles, pedestrians and cyclists. Locate loading and servicing within the interior of a building at the rear wherever possible. Provide loading spaces for pickup and drop-off where feasible.* We note that no drop-off has been provided. Residents and visitors to the building will need to be dropped off in the street and walk through the bicycle lane to get to the building lobby. This is not a safe situation, particularly for those individuals with disabilities. Due to the limited size of the parcel and the fact that the building maxes out the setbacks, a drop-off is probably not feasible unless the density is substantially reduced. We find that to be a substantial flaw in the design.
5. We were unable to match the Architectural drawings to the site plan. On the Architectural plans, the face of the building scales under 13' from the Woodmont curb line, while the site plan shows it at 15'. We request clarification on that apparent discrepancy.
6. The new development proposes increasing the development density from 2.5FAR (21,647 sq.ft.) to 10.62 FAR (92,000 sq.ft.). Although we understand that this density is allowed under the Bethesda Downtown Plan Design Guidelines, we find this to be an excessive increase in density for a lot of this size. This kind of change would normally be considered a re-zoning of the property, which, to our understanding can only be done by the County Council.

Thank you in advance for the opportunity to participate in the development review process.

Sincerely,

Chase at Bethesda 4824 Edgemoor Lane Development Ad Hoc Committee

Cc: Chase at Bethesda Condominium Association Board of Directors

Balmer, Emily

From: Charles Mokotoff <mokotoff@gmail.com>
Sent: Saturday, December 21, 2019 10:07 AM
To: Balmer, Emily
Subject: 4824 Edgemoor Development

Dear Ms. Balmer

It was recommended to me by a fellow resident of The Chase (7500 Woodmont Ave, Bethesda) to contact you with concerns about this proposed development. The balcony of my unit is just about 25 feet from the property line where this is to occur.

My understanding is this is just about the minimum legal distance construction like this can occur in proximity to a residential space. We are already besieged by three other construction projects currently underway within a 1/2 mile radius. This new project will make living here untenable for me, as I work from home and the noise, dust, danger from cranes, traffic, etc. will make it necessary for me to vacate. This will cause a great deal of financial hardship for me as I am sure you can imagine. I just moved in a few months ago and did not know about this project. Had I known, I never would have purchased. I did not see this development in Master Plan documents I consulted at the time (April 2019).

I appreciate your kind attention to this matter and look forward to your thoughts at your earliest convenience.

Regards,

Charles Mokotoff

mokotoff@gmail.com

7500 Woodmont Ave. Unit 417

Bethesda MD 20814

Balmer, Emily

From: Mark Dennis <madennis33@gmail.com>
Sent: Thursday, January 9, 2020 10:16 AM
To: Balmer, Emily
Subject: 4824 Edgemoor

Hi Ms. Balmer,

My wife and I are residents of the Chase at 7500 Woodmont. We are very excited for construction at this site. Montgomery County and Bethesda in particular suffer from an acute shortage of housing given both the demand to live in this area as well as the supply constraints due to restrictive zoning and the rent-seeking veto power of Nimby residents who oppose density/multi-family construction.

It would be absurd to require the developer to include any parking given the proximity to the metro, the decent walkability of Bethesda, and also given the existing abundance of nearby garages. In the Chase, there are always parking spots that become available for rent between \$100-130. It's also absurd that the height limit of a building right across from the metro is only 120', but alas.

While occasionally the ongoing construction on Edgmoor can lead to brief delays during rush hour, the benefits of new housing will far outweigh these very very minor and infrequent inconveniences. Anyone who complains about traffic can see with their own eyes how the road diet currently in place during ongoing construction on Edgmoor hardly poses an issue for vehicle traffic as drivers adapt to the lane shifts. If anything, we'd need wider sidewalks to accommodate pedestrians. (A minimum sidewalk width allows two modern strollers to pass each other without further interference from obstacles like street poles, utility boxes, etc. Unencumbered pedestrianism is difficult in Bethesda, especially during pedestrian rush hour, like lunchtime). Further, Woodmont needs a northbound bikelane to complement the southbound, but I suppose that's beyond the scope of these comments.

In sum, we look forward to having more neighbors in this area who will support local businesses and activate this part of Bethesda.

Best

Mark Dennis
7500 Woodmont Ave

Balmer, Emily

From: Penny <pennydash@verizon.net>
Sent: Thursday, December 19, 2019 9:47 AM
To: Balmer, Emily
Subject: DAP meeting on Jan 22 to review proposed 4824 Edgemoor development

Hello. Would you be able to tell me the time and place of the Jan 22 meeting? I know many people at the Chase and elsewhere who are extremely interested in this, now a third, development on a one-block span of Edgemoor.

Thank you,
Penny Dash

From: [Tracie Zaepfel](#)
To: [MCP-Chair](#); [Balmer, Emily](#)
Subject: Follow-up to email
Date: Friday, January 3, 2020 1:15:09 PM

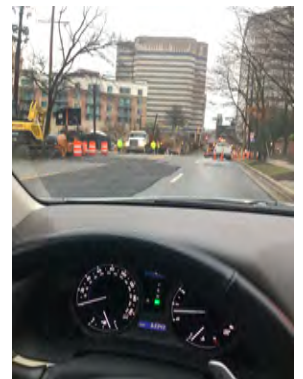
Hi Emily:

This is to include a few pictures of the destruction around the two construction areas. Last week, two people told me their pups walked on glass. It changes every day and there isn't an area of grass or properly on the street that isn't impacted.

My request - and I am sure the 1000 other owners in the vicinity - is don't force a third high-rise until these are completed. I say force as the last piece of property can barely fit a single family home. The traffic, safety and access issues will only get worse - during and after construction.

Please consider the taxpaying residents as part of the plan.

Tracie



Original email
Dear Emily:

I am writing as a very concerned taxpayer, resident and impacted resident in Montgomery County. I am asking what I am sure the other thousand of residents living around this construction site.

They would all beg you to *please pause or not move forward* with the construction of a third high rise in the same block. You see – the current construction is currently destroying any semblance of our lifestyle.

We knew two high rises were approved to go up simultaneously which is disconcerting. However, I wish I could express how much worse it is than anticipated. The building construction is rough, but the destruction to all property around the sites and our road is worse. And the noise pollution hasn't started yet, but with two – I anticipate it will almost be unbearable.

These two companies, *especially* CBG Building Company, have destroyed most of the grass in the areas outside of the construction site. There are piles of dirt, porta-potties, dirt and grates everywhere. At times, the porta-potties are in the pedestrian areas. The roads are now full of craters, asphalt pieces, nails and are dangerous for residents, pedestrians and drivers. Four lanes are down to one almost every day except weekends. People from the Chase have had to replace their tires due to the bad condition of the streets. There are a few apartments that have the unfortunate luck of being surrounded by piles of dirt, near the porta-potties, broken concrete and soot. How would you feel if this was your family or friends?

Moreover, the county decided to put No Turn on Red at every light on the block – so

during non-rush hour, when no one is on the street, you have traffic issues.

Now the county and builder are trying to squeeze and force a third high rise on a TINY plot of land where they cannot even provide standard resident parking and also want to include a driveway onto a major roadway.

Ultimately, two buildings have compromised traffic, access and quality of life. How can the county even think about a third construction site in an already overcapacity situation in the next three years?

It is a crime to watch the destruction of what was a lovely town. Also, Edgemoor Lane isn't Wisconsin Avenue. Wisconsin is essentially a highway. Edgemoor Lane is a place where people purchased homes and live. We have dogs and infants and children and is now fairly hazardous.

Please consider the thousands of residents here who have lost quality of life. DO NOT start a third construction site until these other buildings are complete. Or, even better, the planning committee should approve a building that truly fits the size of the lot and accessibility in regard to traffic and parking.



From: [Tracie Zaepfel](#)
To: [Folden, Matthew](#); [MCP-Chair](#); [Balmer, Emily](#); [Dickel, Stephanie](#)
Subject: Fwd: Resident concerns about current, and especially, future construction on Edgemoor Lane - destruction of QOL, safety and long-term accessibility - response requested
Date: Tuesday, January 7, 2020 7:35:44 AM

Can you please let me know that my email will be considered in January when you discuss destroying the already compromised lives of 1000 Bethesda residents?

It is incredibly dirty, noisy and cars and humans are at risk every day. Our garages have almost no accessibility as the equipment, first, gravel and workers take up our proprieties and everything around the construction. There are nails, glass and messed up sidewalks everywhere.

Every day is worse on edgemoor and the fact that you would consider squeezing a high rise on a tiny piece of land at the same time as two other buildings is completely unacceptable. You cannot even fit a parking garage and want to have people exit on a major thoroughfare - woodmont?

This is only about collecting money and not about planning.

At the very least - do your job and plan to make Bethesda a place homeowners and taxpayers can actually live in.





100.000000



From: [Tracie Zaepfel](#)
To: [Folden, Matthew](#)
Cc: [Balmer, Emily](#); [Dickel, Stephanie](#); [MCP-Chair](#)
Subject: Re: Continued safety and resident concerns... not to mention the risk to our building
Date: Thursday, February 20, 2020 8:12:23 AM
Attachments: [image011.png](#)
[image013.png](#)
[image014.png](#)
[image010.png](#)
[image009.png](#)
[image012.png](#)

Thank you - on a daily basis it is more unlivable and unsafe. Every day I wonder how the county can pretend another construction site is wise, safe or fair to the people trying to survive in Bethesda. Cars and walkers walk amongst dirt, debris, high piles of trash and equipment and no green space is left. This impacts everything for blocks.

You should be forced to live here if a decision maker. This building design or decision would not be considered if you did live on edgemoor today.







On Tue, Feb 18, 2020 at 9:19 AM Folden, Matthew <matthew.folden@montgomeryplanning.org> wrote:

Ms. Zaepfel,

Thank you for sharing your concerns and the photos of Edgemoor Lane. By copy of this email, I am forwarding your letter to the Planning Board Chair's office and entering your concerns into the public record. For future reference, all correspondence sent to the following address is automatically included in the public record for this case: mcp-chair@mncppc-mc.org

Respectfully,

Matthew Folden, AICP

Planner Coordinator

Montgomery County Planning Department

[8787 Georgia Avenue, Silver Spring, MD 20910](https://www.montgomeryplanning.org/8787GeorgiaAvenueSilverSpringMD20910)

matthew.folden@montgomeryplanning.org

o: 301.495.4539





Let's Plan Our Future. Together.  **THRIVE**
THRIVEMONTGOMERY.COM MONTGOMERY 2050

From: Tracie Zaepfel <traciez@gmail.com>

Sent: Sunday, February 16, 2020 6:48 PM

To: Balmer, Emily <emily.balmer@montgomeryplanning.org>; Dickel, Stephanie
<Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew
<matthew.folden@montgomeryplanning.org>

Subject: Continued safety and resident concerns... not to mention the risk to our building





Hi there,

I continue to feel grave concern for all around these construction sites. The road is impassable, people almost get hit daily due to the exit at the sidewalk with only two lanes, equipment everywhere, asphalt and grates covering the streets ... not to mention dirt and debris all over the block.

Again - HOW can you consider a third building at this time. We all know there isn't enough land to build a high rise on that tiny plot and apparently the current design puts the land around our very heavy building at risk.

Where is the planning committee? Do you have any priorities other than making money? Does anyone care about the town or the taxpayer owners?

It is an awful and ugly place to live. I would leave in a second if there was anywhere to go. But without \$2M handy - Bethesda isn't a livable community.

All of this continues to apply from November....

From: [Tracie Zaepfel](#)
To: [Folden, Matthew](#)
Cc: [Balmer, Emily](#); [Dickel, Stephanie](#); [MCP-Chair](#)
Subject: Re: Resident concerns about current, and especially, future construction on Edgemoor Lane - destruction of QOL, safety and long-term accessibility - response requested
Date: Saturday, January 11, 2020 6:17:23 AM
Attachments: [image012.png](#)
[image014.png](#)
[image013.png](#)
[image015.png](#)
[image010.png](#)
[image011.png](#)

One last point that I have discussed with other residents and the opinion is universal.

As I walk out to full-scale noise and 5 massive trucks at 5:55 am on a Saturday morning from cbgbuils.

We have has the gift of seeing two totally different builders. I have a dog so I have no choice but to go outside for any reason. Aren't there rules?:(

CBG's site is like someone has put a junkyard next to us. They also have encroached onto all residential surrounding land, the road is a total mess with asphalt and grates and holes, and keep tearing everything up over and over. It is a smaller building yet significantly more destructive and loud.

They leave equipment, dirt piles and asphalt on non-construction land on all surrounding areas. It could be the smaller lot makes it messier and worse also - another reason the only tiny spot now being considered for a third high rise should not start until these buildings are done.

It is infuriating and also enough to make you cry out of frustration. I would move if I could but there is almost no where to go near a metro (ironic in a town of concrete).

Thanks.

Tracie

On Tue, Jan 7, 2020 at 8:18 AM Folden, Matthew <matthew.folden@montgomeryplanning.org> wrote:

Ms. Zaepfel,

Thank you for your emails regarding your concerns about on-going construction activity within Bethesda and the development applications currently under review for [4824 Edgemoor Lane](#). Each of your emails and the photos you have provided are part of the public record and will be considered by the Planning Board.

Respectfully,

Matthew Folden

Planner Coordinator

Montgomery County Planning Department



[8787 Georgia Avenue, Silver Spring, MD 20910](https://www.montgomeryplanning.org/8787-Georgia-Avenue-Silver-Spring-MD-20910)

matthew.folden@montgomeryplanning.org

o: 301.495.4539



Let's Plan Our Future. Together. THRIVE
THRIVEMONTGOMERY.COM

From: Tracie Zaepfel <traciez@gmail.com>

Sent: Tuesday, January 7, 2020 7:35 AM

To: Folden, Matthew <matthew.folden@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>; Balmer, Emily <emily.balmer@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>

Subject: Fwd: Resident concerns about current, and especially, future construction on Edgemoor Lane - destruction of QOL, safety and long-term accessibility - response requested

Can you please let me know that my email will be considered in January when you discuss destroying the already compromised lives of 1000 Bethesda residents?

It is incredibly dirty, noisy and cars and humans are at risk every day. Our garages have almost no accessibility as the equipment, first, gravel and workers take up our properties and everything around the construction. There are nails, glass and messed up sidewalks everywhere.

Every day is worse on edgemoor and the fact that you would consider squeezing a high rise on a tiny piece of land at the same time as two other buildings is completely unacceptable. You cannot even fit a parking garage and want to have people exit on a major thoroughfare - woodmont?

This is only about collecting money and not about planning.

At the very least - do your job and plan to make Bethesda a place homeowners and taxpayers can actually live in.





From: [Tracie Zaepfel](#)
To: [Balmer, Emily](#); [Dickel, Stephanie](#); [Folden, Matthew](#); [MCP-Chair](#)
Subject: Inaccurate and misrepresentative schematics
Date: Saturday, January 18, 2020 10:04:32 AM
Attachments: [4824 Edgemoor DAP resubmission 20200108.pdf](#)

These drawings do not accurately depict the impact to the areas around them. They should be updated to reflect proximity and the woodmont exit.

The biggest problem with three simultaneous sites:

There should be information on how they will manage the non- construction land with equipment, dirt, debris and how they will manage ongoing traffic concerns and pedestrian safety with two other building in the early stages of construction on the same small block. In other news, we are already having significant rodent issues due to the other areas. How will they help other residents pay for this? There are also multiple incidents of vehicle damage due to nails and debris on edgemoor. Safety and taxpayers suffer at the counties expense.



From: [Tracie Zaepfel](#)
To: [Balmer, Emily](#)
Cc: [Dickel, Stephanie](#); [Folden, Matthew](#)
Subject: More expansion and construction challenges
Date: Saturday, January 25, 2020 10:08:34 AM

Hi there:

Another weekend, more equipment, people, debris in the street making it challenging to safely drive or walk or live here.

There is no way this road can manage a third.

Also, why is the mess from the CBG/Clark building twice as bad as the larger site? They have equipment permanently blocking two lanes on edgemoor and one lane on woodmont.

Today when there is almost no way to get out of the garage so I snapped - the 20 construction workers waved and mocked me (one with the finger).

Begging and will continue to beg - do not start a third building turning what is dangerous and barely manageable into unmanageable.

Also, is there truly room for a high rise in that tiny lot? Have they considered the weight and size of our building?

It really looks like it can only fit a small walk up and pedestrians will be at much higher risk if another exit for many cars is added to the mix.





On Tue, Jan 21, 2020 at 9:11 AM Balmer, Emily <emily.balmer@montgomeryplanning.org> wrote:

Hello,

Thank you for your email. Your message has been filed for review by the Bethesda Downtown Design Advisory Panel.

Best,

Emily Balmer

From: Tracie Zaepfel <traciez@gmail.com>

Sent: Saturday, January 18, 2020 10:03 AM

To: Balmer, Emily <emily.balmer@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>

Subject: Inaccurate and misrepresentative schematics

These drawings do not accurately depict the impact to the areas around them. They should be updated to reflect proximity and the woodmont exit.

The biggest problem with three simultaneous sites:

There should be information on how they will manage the non- construction land with equipment, dirt, debris and how they will manage ongoing traffic concerns and pedestrian safety with two other building in the early stages of construction on the same small block.

In other news, we are already having significant rodent issues due to the other areas. How will they help other residents pay for this? There are also multiple incidents of vehicle damage due to nails and debris on edgemoor. Safety and taxpayers suffer at the counties expense.



From: [Tracie Zaepfel](#)
To: [Balmer, Emily](#)
Cc: [Dickel, Stephanie](#); [Folden, Matthew](#)
Subject: Re: More expansion and construction challenges
Date: Monday, January 27, 2020 6:25:05 AM

This morning I find they are cutting down our trees to make way for their equipment and junk. I think you should buy the chase and make it a commercial building. If the planning committee only cares about making money from developers at the expense of taxpayers - help us get out of this destruction.
None of this is construction - it creates years and years of total destruction making it an unsafe and scary place to live.

On Sat, Jan 25, 2020 at 10:08 AM Tracie Zaepfel <traciez@gmail.com> wrote:

Hi there:

Another weekend, more equipment, people, debris in the street making it challenging to safely drive or walk or live here.

There is no way this road can manage a third.

Also, why is the mess from the CBG/Clark building twice as bad as the larger site? They have equipment permanently blocking two lanes on edgemoor and one lane on woodmont.

Today when there is almost no way to get out of the garage so I snapped - the 20 construction workers waved and mocked me (one with the finger).

Begging and will continue to beg - do not start a third building turning what is dangerous and barely manageable into unmanageable.

Also, is there truly room for a high rise in that tiny lot? Have they considered the weight and size of our building?

It really looks like it can only fit a small walk up and pedestrians will be at much higher risk if another exit for many cars is added to the mix.

On Tue, Jan 21, 2020 at 9:11 AM Balmer, Emily
<emily.balmer@montgomeryplanning.org> wrote:

Hello,

Thank you for your email. Your message has been filed for review by the Bethesda
Downtown Design Advisory Panel.

Best,

Emily Balmer

From: Tracie Zaepfel <traciez@gmail.com>
Sent: Saturday, January 18, 2020 10:03 AM
To: Balmer, Emily <emily.balmer@montgomeryplanning.org>; Dickel, Stephanie
<Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew
<matthew.folden@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: Inaccurate and misrepresentative schematics

These drawings do not accurately depict the impact to the areas around them. They should
be updated to reflect proximity and the woodmont exit.

The biggest problem with three simultaneous sites:

There should be information on how they will manage the non- construction land with
equipment, dirt, debris and how they will manage ongoing traffic concerns and pedestrian
safety with two other building in the early stages of construction on the same small block.

In other news, we are already having significant rodent issues due to the other areas. How
will they help other residents pay for this? There are also multiple incidents of vehicle
damage due to nails and debris on edgemoor. Safety and taxpayers suffer at the counties
expense.



From: [Tracie Zaepfel](#)
To: [Balmer, Emily](#); [Dickel, Stephanie](#); [Folden, Matthew](#)
Subject: Continued safety and resident concerns... not to mention the risk to our building
Date: Sunday, February 16, 2020 6:48:27 PM





Hi there,

I continue to feel grave concern for all around these construction sites. The road is impassable, people almost get hit daily due to the exit at the sidewalk with only two lanes, equipment everywhere, asphalt and grates covering the streets ... not to mention dirt and debris all over the block.

Again - HOW can you consider a third building at this time. We all know there isn't enough land to build a high rise on that tiny plot and apparently the current design puts the land around our very heavy building at risk.

Where is the planning committee? Do you have any priorities other than making money? Does anyone care about the town or the taxpayer owners?

It is an awful and ugly place to live. I would leave in a second if there was anywhere to go. But without \$2M handy - Bethesda isn't a livable community.

All of this continues to apply from November....



From: [Obregon, Patrick](#)
To: [Balmer, Emily](#)
Subject: 4824 Edgemoor
Date: Wednesday, February 19, 2020 11:33:14 AM

I am writing to express my opposition to the proposed design plan for 4824 Edgemoor Lane in Bethesda. The plan as submitted creates far more density is reasonable for the tract. One need only stand in front of 4824 Edgemoor to realize the absurdity of trying to jam 77 residential units onto such a small parcel of land. The “excellent design” of the project entails a building footprint that fills every square inch of the property, with no setback and no outdoor public space, and requires the unprecedented step of installing an automated car elevator just to allow on-site parking that still falls short of accommodating all the proposed units in the building. The design, which cynically promises to be a “quiet contributor and enhancement”, also materially harms existing residents of the north side of the Chase building, whose privacy and property values will be severely impacted by allowing a 12-story building to go up within a few feet of their balconies. This is a paradigmatic case of developer greed and overreach, and one that is nothing short of contemptuous of nearby residents, who over the last five years have already seen their quality of life continuously degraded by a non-stop frenzy of downtown construction (while their property taxes continue to rise). To allow this project to proceed as designed – or with only token cosmetic modifications that don’t address the fundamental overdensity issue – would be the most egregious example to date of the county putting the interests of developers ahead of those of existing Bethesda residents.

Yours respectfully,

Patrick Obregon
7500 Woodmont Avenue, Unit 305S
Bethesda MD 20814

Patrick Obregon, PhD

Senior Psychometrician
Measurement Services Unit
Testing & Continuing Education
FINRA
9509 Key West Ave
Rockville, MD 20850
Tel: (240)-386-4690
Patrick.Obregon@finra.org
www.finra.org

Confidentiality Notice:: This email, including attachments, may include non-public, proprietary, confidential or legally privileged information. If you are not an intended recipient or an authorized agent of an intended recipient, you are hereby notified that any dissemination, distribution or copying of the information contained in or transmitted with this e-mail is unauthorized and strictly prohibited. If you have received this email in error, please notify the sender by replying to this message and permanently delete this e-mail, its attachments, and any copies of it immediately. You should not retain, copy or use this e-mail or any attachment for any purpose, nor disclose all or any part of the contents to any other person. Thank you.

MNCPPC Design Advisory Panel & Development Review Committee

Attn: Staff Liaison

Re: Sketch Plan Application 1202 00070
4824 Edgemoor Lane

2/24/2020

Dear Committee Members:

We are a Committee of concerned unit owners created and authorized by the Board of Directors of the Chase at Bethesda Condominium. As adjacent property owners, we have a direct interest in the above-referenced development and are hereby requesting an opportunity to express our views at the Design Advisory Panel meeting on February 26th.

After reviewing the revised Sketch Plan Submission dated February 11, 2020, we still have strong concerns, as we do not believe the revised plans adhere to the Guidelines nor to the concerns raised from the prior meeting. In general, we believe that the size of the lot is too small for the density proposed by the developer.

The new development proposes increasing the development density from 2.5FAR (21,647 sq.ft.) to 10.62 FAR (approximately 92,000 sq.ft.). We believe that this kind of change would normally be considered a re-zoning of the property.

Relatedly, the Edgemoor developer would have to disregard most of the building guidelines within the Bethesda Downtown Plan Design Guidelines in order to build the its proposed development, including the following:

- a. As we stated in our previous letter, under the Bethesda Downtown Plan Design Guidelines, both Edgemoor Lane and Woodmont Avenue require step-backs, with Woodmont requiring a step-back of 10-15 feet at the 3rd to 6th story, and Edgemoor requiring a step-back of 15 – 20 feet at the 2nd to 4th story. The revised plan provides a step-back above the third floor at a small portion of the building on Woodmont Avenue, but this does not comply with the intent of the step-back which is to be continuous along the street frontage.
- b. We note again that as a Neighborhood Local Street, Edgemoor Lane does not provide for alternative methods for the required step-back.
- c. We also reiterate our concern that the developer is not meeting nor attempting to meet the tower separation of the Design Guidelines (*"Separate tower floors at least 45 to 60 feet from the side and rear property lines. Avoid building towers to the property line creating blank party walls that are imposing on the pedestrian environment. Where existing tower buildings are built close to the property line, new developments should provide the separation distance from the side and rear property lines."*) And we re-emphasize that given the limitations of the property size the developer's revised submission does not adhere to the Guidelines which state: ***"However, at a minimum, the new building tower levels should provide the separation distance indicated in Guideline 2.4.6 A from the side and rear property lines..."*** The separation provided is approximately 29 feet (not

including the balconies, which project out another 5'-8"), significantly less than the mandated 45 feet. The building has windows on the south façade. An overlay of these windows on the Chase plan shows that most of them are directly across from a balcony or window in the Chase.

Moreover, the DAP made the following comments regarding the separation: *Tower separation is a big concern and do not feel comfortable moving the Project forward with the massing as proposed at this time. Incorporate a setback on south façade upper floors to increase tower separation beyond material articulation.*

In the latest plan, a small portion of the south facade has been set back about 5 feet from the property line. While we appreciate the effort to provide some breathing room, we find it insufficient in depth and width, particularly since balconies have been added in the setback, thereby mitigating the added separation.

- d. The overwhelming majority of the south and west walls of the revised submission are directly on the property line. Without any meaningful setback on the south wall it will be **impossible** to provide maintenance to the wall without trespassing on Chase property or air rights. Similarly, without any meaningful setback on the west wall it will be impossible to maintain the exterior of the western side of the building without trespassing on the Chase property or air rights. Importantly, it should be noted that by Building Code, no window openings will be allowed in those façades, except for fire-rated fixed glazing. Thus, at the point the Edgemoor Condo owners need to clean or maintain these windows from the outside, they will be unable to do so, causing an eyesore for Chase residents as well as for those arriving in downtown Bethesda from the Metro station.
- e. Additionally, the foundation of the Edgemoor building is approximately 17.5 feet lower than the Chase's foundation, and only 8 feet away. At a minimum, this will require sheeting and shoring, which will push the Edgemoor building back from the property line. In the worst case, the Chase will have to be underpinned, which will be extremely difficult given that the building electrical transformers are on the side between the two buildings. For these reasons, and as the building is going to be 120 feet high, we do not believe that the development should be granted the exemption to use a party wall rather than using the required separation between the towers.

Thank you for the opportunity to participate in the development review process.

Sincerely,

Chase at Bethesda 4824 Edgemoor Lane Development Ad Hoc Committee

Cc: Chase at Bethesda Condominium Association Board of Directors

From: [Penny](#)
To: [Folden, Matthew](#)
Subject: Re: Safety issues with proposed development at 4824 Edgemoor Rd, Bethesda, 20814, and hearing before DAP on Jan 22.
Date: Monday, February 10, 2020 9:45:22 PM
Attachments: [image009.png](#)
[image011.png](#)
[image007.png](#)
[image008.png](#)
[image012.png](#)
[image010.png](#)

Thank you for taking the time for a detailed email. I appreciate that you reached out.

Penny Dash

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

From: Folden, Matthew <matthew.folden@montgomeryplanning.org>
To: penny dash <pennydash@verizon.net>
Cc: Holland, Wade <wade.holland@montgomerycountymd.gov>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
Sent: Wed, Feb 5, 2020 12:33 pm
Subject: RE: Safety issues with proposed development at 4824 Edgemoor Rd, Bethesda, 20814, and hearing before DAP on Jan 22.

Mrs. Dash,

Thank you for following-up on our conversation about the proposed development at 4824 Edgemoor Lane. I would like to take this opportunity to clarify what I said during our discussion following the DAP meeting and outline the steps in the development review process for projects in downtown Bethesda.

4824 Site Access

First of all, please allow me to apologize if you felt my response to your pedestrian safety concerns was unsympathetic. I understand that you disagree with my assessment of the proposed site access point and would like to offer some context as to how I arrived at that conclusion. My technical background is as a transportation planner, so my review of a development project is based on developing the safest and most practical site access points (in addition to the urban design discussion at the DAP and Zoning Ordinance requirements). I apply the same standard to all development proposals because every site within the downtown area is subject to high volumes of pedestrians, motorists, and bicyclists.

In designing a site for the safest and most comfortable pedestrian experience, I evaluate the proposed condition for how easily a pedestrian with a mobility issue or other impairment will be able to safely navigate the sidewalk and associated vehicular access point. This evaluation includes details down to sidewalk pavement materials, width, and path of travel, as well as the ability for drivers to see pedestrians on the sidewalk. Additionally, any site access point must be placed in a manner that does not conflict with adjacent street operations.

In the case of 4824 Edgemoor Lane, the site has limited frontage on Edgemoor Lane and is located too close to the Edgemoor Lane stop bar for an access point to be practical on that frontage. The resulting Woodmont Avenue access point is comprised of a consolidated

access, where both the garage and loading bays are adjacent to one another, and is located at the southern corner of the site (as far as possible from the Edgemoor Lane intersection). It is my assessment that this access configuration represents the safest possible design on the site and will limit interruption to the pedestrian sidewalk.

Development Review Process

Although the Design Advisory Panel (DAP) plays an integral role in the determination of a project's ability to achieve exceptional design points in Bethesda, the DAP is generally limited to the building height, massing, and architecture. At the time of sketch plan, the DAP's role is limited to a general consensus that a project is on the right track for 10 exceptional design points and that the height and massing of a project is consistent with the Sector Plan recommendations, including the design guidelines. Further refinement and review of the project will occur at the time of Site Plan review.

Final determination of the site design falls under the purview of the Planning Board based on recommendations from County agency staff, primarily the Department of Permitting Services and Department of Transportation. At this time, the project is still under review by those agencies and final recommendations are forthcoming.

Please contact me if you would like to discuss this project further.

Respectfully,



Matthew Folden, AICP
Planner Coordinator

Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring, MD 20910
matthew.folden@montgomeryplanning.org
o: 301.495.4539



Let's Plan Our Future. Together. **THRIVE**
THRIVEMONTGOMERY.COM MONTGOMERY 2050

From: Holland, Wade <Wade.Holland@montgomerycountymd.gov>

Sent: Tuesday, February 4, 2020 4:06 PM

To: penny dash <pennydash@verizon.net>

Cc: Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>; Folden, Matthew <matthew.folden@montgomeryplanning.org>

Subject: RE: Safety issues with proposed development at 4824 Edgemoor Rd, Bethesda, 20814, and hearing before DAP on Jan 22.

Good afternoon Penny,

Thank you for following-up with your concerns about the proposed development at 4824 Edgemoor Rd in Bethesda. I spoke with Rebecca Torma, the Development Review Manager for MCDOT, and we went through the plans and access to the development. She will draft and send a more formal response soon to address your thoughts on the project.

I have also copied Matt Folden from the Planning Department, who is the project lead on their end. After MCDOT's review, the Planning Department and Planning Board will do their review of the project. During that time, the Board will also take in and consider your concerns as well.

Best,
Wade

Wade Holland
Vision Zero Coordinator
Phone: 240-777-2623

From: penny dash <pennydash@verizon.net>
Sent: Friday, January 31, 2020 11:48 AM
To: Holland, Wade <Wade.Holland@montgomerycountymd.gov>
Subject: Safety issues with proposed development at 4824 Edgemoor Rd, Bethesda, 20814, and hearing before DAP on Jan 22.

[EXTERNAL EMAIL]

Hi. I am following up my earlier email to you raising pedestrian and bicycle safety issues regarding the above-referenced new development. You indicated to me that my complaint was forwarded to DOT and that they will be in touch with the Design Advisory Panel (which will be reviewing this project again on Feb.25, 2020).

However, I heard on the radio (WTOP) that you are now in charge of Vision Zero and I am wondering whether this new position comes with increased authority for you to get involved in some way with alerting the DAP to safety concerns. At the last meeting, they seemed focused on other issues, but the plan, which is available at the County website for DAP, has the garage and loading dock exiting on Woodmont, with poor visibility, and onto the street where there will first be a two way bicycle lane and then all delivery and pick up vehicles will be double parked, thereby reducing visibility for pedestrians either walking on Woodmont or crossing at the light to get to the metro and for bicyclists which come upon a driver faster than pedestrians. It is already a very crowded segment of Woodmont, ask anyone who works in the office building across the street. And drivers are already honking and anxious to get down Woodmont. With this overly dense proposed building, it presents a hazardous situation, and I don't understand how the County can approve such density without adequate visibility safeguards for exiting drivers and trucks backing up from the loading dock without any sort of pull off area or cut-out from the sidewalk to accommodate the Ubers, etc, Amazon and other ecommerce trucks, mail trucks, meal and food delivery, etc. who will be obstructing Woodmont.

I have laid out my various particular safety concerns in more detail in my letter to DAP which is attached to this email. I direct your attention to the bottom of page 2 where I begin to explain the various problems with the design of this proposed building.

Anything you can do would be greatly appreciated by all Bethesda residents, but most particularly, pedestrians using the metro and bicyclists using the new dedicated bicycle lane.

Thank you,

From: [Katherine Carmon](#)
To: [Balmer, Emily](#)
Subject: Chase of Bethesda : Property development concerns
Date: Monday, February 24, 2020 9:52:16 PM

Good evening,

I am one of the condo owners in the Chase and would like to state my concern with the proposed new apartment building near the Chase. The design and size for the new apartment building is too much density for such a tiny lot and the south wall is too close to the north side of the Chase condo. There already are two new apartments buildings being built close by. The small area can't not handle this much density. The area should be a green space and continue to have trees that give the Chase privacy and more importantly is better for the environment.

Thank you for hearing my concerns.

Best regards,

Katherine Carmon
Cell [\(540\)710-3165](tel:5407103165)

Sent from my green machine

Comments on Proposed Acumen Project Part 4

The proposed project is not a viable one in light of the limited size of the property.

We are about to see another revision to the proposal submitted by the developer. The County has approved waivers to regulations, has stretched County guidelines, and has exempted the developer from many requirements. Such actions were taken, not due to lack of expertise of the members of the development team nor of the County reviewers. It is the direct result of the size of the property being too small for a 12-story condominium.

There are absolutely no benefits to the community to build this edifice on this site.

In its attempts to show benefits, the developer has made statements in the Application which are either unsubstantiated and/or misleading, For example,

They state: “Public facilities will be more than adequate”. That is an unsubstantiated statement. With an additional 3300 units bringing in an additional 5000 new residents over the next couple of years, it’s hard to believe that current levels of public facilities will be “more than adequate”

They state that there is “adequate capacity for schools”. According to MCPS the B-CC High School is currently at 95% capacity. It is projected to exceed capacity beginning in the 2020-2021 school year.

They state that the 14-foot driveway to Woodmont Ave was moved in their plans to the Southeast portion of the site based on concerns of The Chase residents. This may be true, (although there has been no communications from The Chase Board of Directors to the developer) but The Chase residents as well as others are even more concerned about the dangerous situation caused by the move to the SE portion of the site.

They state that they will dedicate over 300 square feet of land along Edgemoor Lane footage to help enhance the walkability of the site. However, the developer fails to mention that the space comes from landscaped space on the current site and results in the proposed building jutting out 10’ from the walls of neighboring buildings on Edgemoor, not a welcoming sight for pedestrians walking east on Edgemoor.

They state their plan will provide the opportunity for homeownership close to Metro. While true, this opportunity exists now – in abundance. This statement is misleading.

They state their plan will provide modestly sized condo units averaging 865 sq. ft. This is also not unique and stating that most condos in the area are considerably larger is just not true. Comparable units in the area are plentiful, and at a lower cost to the homeowner.

They state their plan will provide housing opportunities for Bethesda employees. The units will be sold for prices ranging from \$900,000 to \$1.5 million, probably out of the range of most Downtown Bethesda employees. The proposal does not include and moderately priced dwelling units.

They state that their plan would provide streetscape improvements. The complete demolition of about two dozen mature trees currently on the property, without replacement of a single tree does not improve the streetscape. Aside from ruining the aesthetics, it will have a negative effect on the health of community residents. The planned removal of all trees was accomplished as a result of a granted Exception from the Forest Conservation Law.

They state that the building would “create an aesthetic balance with Edgemont II, better framing the Woodmont Ave/Edgemoor Lane intersection”. Instead it **encloses** the intersection, and gives an unfriendly, foreboding look to pedestrians and visitors entering Downtown Bethesda. The enclosing of the intersection will increase noise levels and create heat islands by cutting off open space areas which now allow for noise and heat dissipation.

They state that the “Sketch Plan provides satisfactory general vehicular, pedestrian and bicyclist access, circulation, parking and loading”. This design creates a dangerous situation for pedestrians and vehicles with trucks backing into the driveway, and cars and trucks leaving the driveway and trying to join traffic flow on Woodmont without a traffic light. Many of the vehicles will be crossing bicycle lanes and traffic lanes in order to go south on Woodmont and then, in most cases, east on Montgomery Lane. The waiver from a traffic study granted to the developer only deals with the volume of traffic that will be added to the Woodmont Ave corridor. The problem caused by the planned design and construction of this building is one of pedestrian and vehicular traffic safety.

The safety concern for pedestrians and vehicles is caused by the design of the proposed structure. The Department of Transportation attempts to avoid such unsafe situations with its guidelines and regulations. In this case, the garage and loading access along Woodmont Avenue is less than the 100 foot tangent required by MDOT. It is 40 feet from Edgemoor and 26 feet from the adjacent building's loading dock entrance. The developer has requested yet another exception to this requirement, without regard to the unsafe conditions it causes. This exception should be denied.

In addition to the above examples, the Sketch Plan describes their intention to dig 20' below the depth level of the adjacent building. This raises many questions about the safety of the construction plan. There is no evidence in the Plan that the developer has investigated the safety issues of having to dig so deep so close to the neighboring building.

There also does not seem to be a description of a backup plan for the inevitable breakdown of the automated car elevator system.

I'm also not clear on the emergency evacuation plan for cars parked underground in the garage. It seems there is no exit other than the car elevators for parked cars to exit the garage. In an emergency, this will cause complete chaos with cars competing to get on the elevator and seek refuge. There has to be a better plan for this eventuality.

So, despite the best efforts of the development team and despite the cooperation of the County in awarding Waivers, Exemptions, and Exceptions, this Sketch Plan is still not acceptable. Since I respect the expertise and efforts of the development team and County reviewers and advisors, I conclude that the site is just not conducive to the building of a 12-story condominium. The proposal should not be approved.

February 18, 2020

Members of the Design Advisory Panel (DAP)
c/o Emily Balmer
Montgomery County Planning Department
8787 Georgia Ave.
Silver Spring, MD 20910



RE: Concerns regarding 4824 Edgemoor Lane

Dear Mr. Dove, Mr. Du Puy, Mr. Henderer, Mr. Mortensen, Mr. Orobona, and Ms. Yu:

The Coalition of Bethesda Area Residents (CBAR) has a number of comments regarding the redevelopment application for 4824 Edgemoor Lane and its compliance with the Design Guidelines, a vital part of the Bethesda Downtown Plan. We note that the applicant is requesting from the Bethesda Overlay Zone (BOZ) 70,352.5 for a 92,000 square foot building, or 8.12 FAR – more than 80% of the 10.6 FAR proposed.

Specifically, CBAR objects to:

- Potentially granting an excessive amount of BOZ density to a site that cannot support it and still comply with design guidelines and CR zoning requirements.
- The massing of the building such that there is no setback from the existing structure to the south, the Chase Condominium. As noted by Chase owners, this means any maintenance or repairs on the south wall of 4824 is likely to result in requiring access from the Chase property.
- The failure to meet similar setback requirements on the west side of 4824.

- The failure to provide adequate tower separation as required under the alternatives provided in the guidelines – under 120’ or 120’ or taller, and the proposal to make the south wall a party wall.
- The failure to provide setbacks on the south façade.
- The applicant’s claim that 45’ of separation is simply an arbitrary number and the implication that it can be ignored.
- The problematic placement of garage entrance and exit as well as the loading dock from either adjacent street: currently shown on Woodmont Avenue, where they are in conflict with a two-way bike lane envisioned for the west side of Woodmont, or Edgemoor where there is inadequate space – especially concerning given the property’s proximity to transit and to public parking.

The design guidelines were developed with input from many members of the community, including residents, developers, property owners, land use attorneys, architects and construction experts. Planning Staff deeply researched best practices in many locations. For any applicant to argue now, nearly three years later, that the guidelines are “arbitrary” is disingenuous and, we hope, unproductive.

We note that we have seen at least two apparently similar situations where guidelines were waived to accommodate developers. At 8000 Wisconsin Avenue, to allow construction adjacent to an existing building, the DAP approved what might be described as small indentations on corners to create an appearance of separation. At 7000 Wisconsin Avenue, a property that is the first in that block to redevelop under the current plan, the property’s small lot size (approximately 13,000 square feet) as well as the provision of part of a through-block connection helped persuade you to approve refinements to massing in place of full separation from yet-to-be-built adjacent and confronting structures.

This property, 4824 Edgemoor Lane, raises design-related issues that are more extreme than any addressed to date by the DAP. As a coalition of residents, CBAR believes that the residents

in the Chase should not be subject to adjacent development that does not conform to the letter or intent of the design guidelines, and that will significantly affect their living conditions and property values. The property's lot size of 8659 square feet, less than a quarter of an acre, suggests that any structure built on it should be less massive. The envelope does not exempt the applicant from complying with the requirements for setbacks in the CR zone, or with the design guidelines. We also believe that placing three vehicular entrances/exits in conflict with a proposed bike lane does not respect the guidelines or the intent of the Plan.

We appreciate that the DAP has worked with many applicants to improve their compliance with the design guidelines within the constraints they say they face. It was clear in the DAP's straw vote on 4824 Edgemoor Lane, where there was no support even for approval with conditions, that the massing and general design of this proposal as presented are unacceptable. This building is too large and covers too much of the property. We believe a smaller building is better suited to this site.

CBAR asks the DAP to continue to uphold both the guidelines and the underlying goals to ensure light, air, and privacy while respecting the rights of adjacent property owners, and thanks the DAP for its efforts in this regard to date.

Sincerely,

//Mary M. Flynn

President, CBAR

Cc: Gwen Wright

Elza Hisel-McCoy

Leslye Howerton

Stephanie Dickel

Matthew Folden

From: [Meredith Coffey](#)
To: [Balmer, Emily](#)
Subject: Design Advisory Panel Meeting 2/26 - Lot at Edgemoor and Woodmont
Date: Sunday, February 23, 2020 3:02:16 PM
Attachments: [image001.png](#)

Dear Ms. Balmer and Design Advisory Panel,

I am writing to voice my concerns about the proposed building design on the small lot at the corner of Edgemoor and Woodmont. I live in a condo on the north side of the Chase, directly across from the proposed building.

The lot is small and the proposed building is too large for the lot. In particular, I am concerned about the fact that there will be exemption to build up to the property line, which is around 20 feet away from the north side of the Chase building – and 20 feet from my windows.

When I bought the property, I realized that there was a possibility of a building being built in the next lot. However, it never occurred to me that a building would receive an exemption to be built all the way to the property line. I frankly wouldn't have bought the condo if I thought that was a possibility.

Property values are maintained when purchasers know what they are purchasing, including that property regulations will not be changed for convenience's sake. But providing exemptions and inappropriately encroaching on nearby buildings, this not only degrades the value of apartments in the Chase, but also raises questions about whether the rights of would-be buyers in any future building will be respected. If I were buying in a new building in Bethesda, I would find this exemption worrisome and that uncertainty would affect the price I would be willing to pay.

Please consider this. These concerns affect not only me, but property values generally.

Thank you.
Meredith Coffey
Chase Property Owner

Meredith Coffey

EVP – Research & Public Policy

OFFICE 212.880.3019 | CELL 347.420.3932

mcoffey@lsta.org

Note: The LSTA has implemented a weekly LIBOR Q&A call.

Details available here: <https://www.lsta.org/events/weekly-libor-qa-call/>.



366 Madison Avenue | 15th Floor

New York, NY 10017

LSTA.org

From: [Denig, Christopher](#)
To: [Balmer, Emily](#)
Subject: Design Advisory Panel Meeting 2/26 - Lot at Edgemoor and Woodmont
Date: Monday, February 24, 2020 11:28:07 AM

Ms. Balmer:

I own a condo on the north side of The Chase located at 7500 Woodmont Avenue in Bethesda. I am writing to share my concerns about the proposed building design on the small lot at the corner of Edgemoor and Woodmont. The lot in question is small and currently has a house on it. While I appreciate the desire to increase the density of downtown Bethesda, the proposed building is far too large for the lot. Perhaps there is another design for a smaller structure that would be appropriate for the lot, but the present design is wholly out of proportion to the lot size and will inappropriately impinge on my condo property, having highly negative effects on my property value. Frankly, if I had known that a building of this size would go up on the small lot next to me, I would not have bought my condo. The Design Panel should be thinking not just of the economics and equities of this particular project, but setting up rules and expectations that will enhance and protect property values throughout Bethesda in the future. As presently designed, the proposed building will not only negatively impact me and my neighbors in The Chase, but raise concerns in the minds of future buyers in downtown Bethesda about what the Design Advisory Panel might approve that will negatively impact their property values.

The Design Advisory Panel should reject the proposed building/design. It is far too big for the lot.

Thank you for your consideration.

Christopher Denig

Covington & Burling LLP
One CityCenter, 850 Tenth Street, NW
Washington, DC 20001-4956
T +1 202 662 5325 | cdenig@cov.com
www.cov.com

COVINGTON

This message is from a law firm and may contain information that is confidential or legally privileged. If you are not the intended recipient, please immediately advise the sender by reply e-mail that this message has been inadvertently transmitted to you and delete this e-mail from your system. Thank you for your cooperation.

From: [NANCY HAVLIK](#)
To: [Balmer, Emily](#)
Cc: [Hans Riemer](#)
Subject: Design Panel Submission regarding Edgemoor Lane proposal
Date: Friday, February 21, 2020 10:30:09 AM

Dear Emily Balmer,
The email below is for the Design Advisory Panel meeting February 26 @ 11:30.

I am a resident of The Chase on Woodmont Avenue. I've been increasingly more disturbed as I've learned about plans for the new development at the corner of Edgemoor Lane and Woodmont Ave. This high rise condo development, if realized, will be the largest building (12 stories) on the smallest lot in Bethesda! I'm in favor of Montgomery County's promotion of high density development around Metro Stops. That's why I moved to Bethesda so I could have easy access to shopping and public transportation. Nevertheless this Edgemoor condo development is carrying the high density concept to the point of ridiculousness. The building is just too large for the lot even considering the new building exceptions. The Edgemoor development will have a hideous 12 story wall. Even if a few balconies are added to this wall it's still "lip stick on a pig no how you slice it. The design plans will result in a visually very unappealing structure that does not fit in the environment of Downtown Bethesda. The closeness to residents of The Chase on the North side is a terrible invasion of their privacy and essentially destroys their life style. Please don't approve this building!

Thank you for conveying my concerns to the Panel.
Please let me know that you've received this email.

Nancy Havlik
nhavlik@comcast.net

From: [Jeremy Canto](#)
To: [Balmer, Emily](#)
Subject: Development concerns at the Chase
Date: Monday, February 24, 2020 10:27:57 PM

Hello good day,

I have concerns with the development next to the Chase. My main issue would be the traffic exiting and entering the parking garage of the chase. The entrance of the garage is located next to the proposed build site. There is about one car length of free space when exiting toward Woodmont. In all, I believe the site has density issues and should be reevaluated.

Thank you,
Jeremy Canto

Laura Hansen Reynolds
7500 Woodmont Avenue #520
Bethesda, MD 20814

February 23, 2020

Members of the Design Advisory Panel (DAP)
c/o Emily Balmer Montgomery County Planning Department
8787 Georgia Ave.
Silver Spring, MD 20910

Re: Proposed development at 4824 Edgemoor Lane

Dear Mr. Dove, Mr. Du Puy, Mr. Henderer, Mr. Mortensen, Mr. Orobona, and Ms. Yu:

I own a condo at the Chase @ Bethesda, and want to share my concerns about the proposed design for 4824 Edgemoor Lane. With a lot that is not even a quarter of an acre, the proposed building size is way, way out of proportion to the land area. The developer proposed no setback from the Chase building on both adjacent sides of the property, which should not be allowed.

Further, trying to add a driveway in and out of the proposed underground garage is a clear safety hazard, because the tiny lot is so close to the intersection of Woodmont Avenue and Edgemoor Lane. This is unsafe for pedestrians attempting to cross at the crosswalk and unsafe for bicycles in the bike lane on Woodmont Avenue.

Please do not approve this project. Thank you.

Sincerely,

Laura Hansen Reynolds

From: [Walt Sheffler](#)
To: [Balmer, Emily](#)
Subject: Opposition to the 4824 Edgemoor Development
Date: Tuesday, February 11, 2020 11:25:35 AM

Hi Emily:

I am a tax paying Bethesda resident and would like to express my sincere opposition to the Multi-Family Housing development being considered for 4824 Edgemoor St.. My opposition is based on two major aspects:

1. The size of the lot at 4824 Edgemoor currently has a small single family home that has been converted to a law office. Taking this very small land parcel and converting it to a 12 story Multi-Family Housing unit of 77 individual units appears to be an extreme excessive use of this land parcel. The proposed extreme density use of this land parcel seems inappropriate and a potential safety hazard for pedestrians and bicyclists. The additional congestion added to the immediate area as a result of adding 77 residents plus their respective resident's vehicles to such a small piece of property seems dangerous to the local community combined with the already under construction 2 large multi-unit Family housing developments currently under construction on the opposite side of the street on Edgemoor. The intersections of Edgemoor and Woodmont Ave, are already a high traffic area that is highly congested and the most frequently used roads by First Responder's (e.g. Fire Safety and Police) coupled with the Bus terminal and three parking garages in the immediate area. I would hope we would take into consideration the future vehicle congestion impact on these roads by the 2 new and then potentially additional resident's vehicle use of these roads to First Responder's. It seems like the intent to make downtown Bethesda a walking community is being detracted by adding housing that includes vehicle occupancy.

2. The current construction activity on Edgemoor is excessive. Traffic lanes and pedestrian walk-ways have been closed on Woodmont, Edgemoor and Arlington Roads as the construction of the 2 Multi-Family Units under construction. It is dangerous and unsafe to pedestrians, bicyclists and drivers. The on-going noise pollution and water and mud run-off from these two construction sites appears uncontrolled and not monitored by local or government agencies in order to prevent inconveniences to local Bethesda tax paying residents.

I urge the Montgomery County planning commission to vote down and **NOT** approve this obvious inappropriate use of this land parcel located at 4824 Edgemoor.

Sincerely, Walter Sheffler .

From: bmc1962@aol.com
To: [Balmer, Emily](#)
Cc: bmc1962@aol.com; otellox@aol.com
Subject: Proposed condo at the corner of Edgemoor and Woodmont
Date: Monday, February 24, 2020 1:03:17 PM

Dear Ms Balmer,

We would like to add to the group of Chase residents expressing concern about the design of the proposed condo at the corner of Woodmont and Edgemoor.

Our first concern is the density of the proposed structure given the small footprint available. We recognize the need for Montgomery County to be forward thinking in allocation of space. However, the proposed building will bring a much higher density of residents to the space provided than any of the other high rises in the area, reducing the perceived desirability of the area for all.

Additionally, as residents on the north end of the Chase, we are very concerned with a proposed design that would have our windows and balcony directly face windows and balconies of the new building. There is very little clearance between the two buildings as currently proposed, and balconies abutting each other could considerably decrease the perceived value of the entire neighborhood.

Thank you for considering.

Marie A Bernard
Leonard Tomlinson
Apt 816
The Chase

From: bmarion22@aol.com
To: [Balmer, Emily](#)
Subject: RE: 4824 Edgemoor development
Date: Sunday, February 23, 2020 3:46:48 PM

Dear Emily,

I was driving up Woodmont Avenue recently and saw the small gray house (4824 Edgemoor) in front of me and thought how absolutely crazy and inappropriate it is to build a 12 story building on that small piece of property. My many concerns about the proposed building are:

1. It will look like an eyesore.
2. It will be too close to the sidewalk.
3. More cars will be added to the present congestion of traffic on Woodmont Ave. ,especially during rush hours.
4. Cars entering and exiting their driveway produces a hazard for pedestrians and people on bikes.
- 5.The extra traffic during the rush hours will cause a big problem for residents at the Chase to enter and exit their garage.
6. The building will be much too close to the Chase building . The proposed building has less space between these buildings than the space between the South side of the Chase and its neighboring building This is unacceptable.
7. The proposed plan of the proposed building to protrude beyond the Chase garage and wall will block some view of pedestrians walking in front of the Chase garage. This causes a high risk for accidents as well as being aesthetically unattractive.
8. I am very concerned about serious damage happening to the Chase building from the construction of the new building since it a structure too massive for the size of the lot and much too close to the Chase building.

Please forward these concerns to the Design Advisory Panel.

Thank you,
Barbara Marion
Bethesda, Maryland

From: [Mark Dennis](#)
To: [Balmer, Emily](#)
Subject: Re: 4824 Edgemoor
Date: Monday, February 24, 2020 3:55:38 PM

Hi Emily

Just wanted to reiterate our support for the project.

I'll be out of town Wednesday but otherwise I'd be there to voice such support.

Thanks

Mark

On Mon, Feb 17, 2020, 9:44 PM Mark Dennis <madennis33@gmail.com> wrote:

Hi Emily,

Just to reiterate my earlier comments, since it seems enough complaints are forcing the developer to redesign? Very much in support of this project and making it as dense as possible. Bethesda is not the farmland-turned-bedroom community it once was. It is now home to the global headquarters of a fortune 100 company. Those people working in Bethesda or commuting to DC need nearby housing. The acute housing crisis originating from exclusive zoning (as your office has recently and wonderfully explained <https://youtu.be/LTiGhtxbh0s>) as well the veto power of nimbys ensures that such rent-seeking behavior generates a price premium that drags the economy.

The other complaint that the new development would be too close to the Chase? If the Chase were so concerned about proximity, why didn't the Chase leave more space at the property line? Other developments like the Edgemoor condos have only a narrow corridor separating it from the neighboring building. In no way is the Chase affected by proximity. Better to build there than to leave a space to be infested by the rats attracted to our dumpsters.

Have a wonderful day!

Mark

On Thu, Jan 9, 2020, 5:11 PM Mark Dennis <madennis33@gmail.com> wrote:

Lovely.

Best,

Mark

On Thu, Jan 9, 2020, 10:55 AM Balmer, Emily
<emily.balmer@montgomeryplanning.org> wrote:

Good morning,

Thank you for your email. I am writing to confirm receipt of your message. Your comments will be included in the Bethesda Downtown Design Advisory Panel's community correspondence package for review.

Best,

Emily Balmer

From: Mark Dennis <madennis33@gmail.com>

Sent: Thursday, January 9, 2020 10:16 AM

To: Balmer, Emily <emily.balmer@montgomeryplanning.org>

Subject: 4824 Edgemoor

Hi Ms. Balmer,

My wife and I are residents of the Chase at 7500 Woodmont. We are very excited for construction at this site. Montgomery County and Bethesda in particular suffer from an acute shortage of housing given both the demand to live in this area as well as the supply constraints due to restrictive zoning and the rent-seeking veto power of Nimby residents who oppose density/multi-family construction.

It would be absurd to require the developer to include any parking given the proximity to the metro, the decent walkability of Bethesda, and also given the existing abundance of nearby garages. In the Chase, there are always parking spots that become available for rent between \$100-130. It's also absurd that the height limit of a building right across from the metro is only 120', but alas.

While occasionally the ongoing construction on Edgemoor can lead to brief delays during rush hour, the benefits of new housing will far outweigh these very very minor and infrequent inconveniences. Anyone who complains about traffic can see with their own eyes how the road diet currently in place during ongoing construction on Edgemoor hardly poses an issue for vehicle traffic as drivers adapt to the lane shifts. If anything, we'd need wider sidewalks to accommodate pedestrians. (A minimum sidewalk width allows two modern strollers to pass each other without further interference from obstacles like street poles, utility boxes, etc. Unencumbered pedestrianism is difficult in Bethesda, especially during pedestrian rush hour, like lunchtime). Further, Woodmont needs a northbound bikelane to complement the southbound, but I suppose that's beyond

the scope of these comments.

In sum, we look forward to having more neighbors in this area who will support local businesses and activate this part of Bethesda.

Best

Mark Dennis

7500 Woodmont Ave

From: [NANCY HAVLIK](#)
To: [Balmer, Emily](#)
Subject: Re: Design Panel Submission regarding Edgemoor Lane proposal
Date: Monday, February 24, 2020 9:07:26 AM

Dear Ms. Balmer,
I would like to testify at the Design Advisory Panel meeting February 26 @ 11:30 pm regarding the proposal for the Edgemoor Lane development.
Thanks.
Nancy Havlik

On February 21, 2020 at 10:30 AM NANCY HAVLIK <nhavlik@comcast.net> wrote:

Dear Emily Balmer,
The email below is for the Design Advisory Panel meeting February 26 @ 11:30.

I am a resident of The Chase on Woodmont Avenue. I've been increasingly more disturbed as I've learned about plans for the new development at the corner of Edgemoor Lane and Woodmont Ave. This high rise condo development, if realized, will be the largest building (12 stories) on the smallest lot in Bethesda! I'm in favor of Montgomery County's promotion of high density development around Metro Stops. That's why I moved to Bethesda so I could have easy access to shopping and public transportation. Nevertheless this Edgemoor condo development is carrying the high density concept to the point of ridiculousness. The building is just too large for the lot even considering the new building exceptions. The Edgemoor development will have a hideous 12 story wall. Even if a few balconies are added to this wall it's still "lip stick on a pig no how you slice it. The design plans will result in a visually very unappealing structure that does not fit in the environment of Downtown Bethesda. The closeness to residents of The Chase on the North side is a terrible invasion of their privacy and essentially destroys their life style. Please don't approve this building!

Thank you for conveying my concerns to the Panel.
Please let me know that you've received this email.

Nancy Havlik
nhavlik@comcast.net

From: [Charles Mokotoff](#)
To: [Balmer, Emily](#)
Subject: Strong opposition to development at 4824 Edgemoor
Date: Monday, February 10, 2020 9:34:05 PM

Dear Ms. Balmer,

As a resident in The Chase (7500 Woodmont Ave.), I am writing to register my strong opposition to the planned development at 4824 Edgemoor Lane. I have only been living here since April 2019 and in this short time have watched the general traffic, truck double-parking, pedestrian crossing-difficulties and other vehicular traffic/construction activities spiral out of control. Even this past **Sunday** there was work being done on one of the two construction projects that made leaving our garage (on Edgemont) time-consuming and tedious.

It isn't just the additional construction activity, which boggles the mind that it is even being considered before the two ongoing projects are finished, but the idea that a fully functioning high rise can exist in that space so close to our building. The property line proximity will necessarily require a great deal of egress on our property from construction requirements, plus the everyday deliveries and maintenance trucks that will inevitably be connected once it is finished. It is a danger to the area which already has a high volume with pedestrians and vehicles heading to the metro so close by.

Thank you for taking these concerns into consideration in your process.

Best regards,
Charles Mokotoff

From: [Penny](#)
To: [Balmer, Emily](#)
Subject: DAP meeting on Feb 26
Date: Thursday, February 13, 2020 11:00:44 AM

Hi. I believe I may have already written, but I want to make sure that I contacted you in advance to ask to speak at the Feb 26 meeting on the 4824 Edgemoor development, at 11:30am. Thank you.

Penny Dash

From: [Penny](#)
To: [Balmer, Emily](#)
Subject: DAP meeting on February 26
Date: Sunday, February 9, 2020 12:57:03 PM

Hello. I would like speak at the meeting to review 4824 Edgemoor Lane, on Feb. 26 at 11:30am. Thank you.

Penny Dash

From: [Walt Sheffler](#)
To: [Balmer, Emily](#)
Subject: Opposition to the 4824 Edgemoor Development
Date: Tuesday, February 11, 2020 11:25:35 AM

Hi Emily:

I am a tax paying Bethesda resident and would like to express my sincere opposition to the Multi-Family Housing development being considered for 4824 Edgemoor St.. My opposition is based on two major aspects:

1. The size of the lot at 4824 Edgemoor currently has a small single family home that has been converted to a law office. Taking this very small land parcel and converting it to a 12 story Multi-Family Housing unit of 77 individual units appears to be an extreme excessive use of this land parcel. The proposed extreme density use of this land parcel seems inappropriate and a potential safety hazard for pedestrians and bicyclists. The additional congestion added to the immediate area as a result of adding 77 residents plus their respective resident's vehicles to such a small piece of property seems dangerous to the local community combined with the already under construction 2 large multi-unit Family housing developments currently under construction on the opposite side of the street on Edgemoor. The intersections of Edgemoor and Woodmont Ave, are already a high traffic area that is highly congested and the most frequently used roads by First Responder's (e.g. Fire Safety and Police) coupled with the Bus terminal and three parking garages in the immediate area. I would hope we would take into consideration the future vehicle congestion impact on these roads by the 2 new and then potentially additional resident's vehicle use of these roads to First Responder's. It seems like the intent to make downtown Bethesda a walking community is being detracted by adding housing that includes vehicle occupancy.

2. The current construction activity on Edgemoor is excessive. Traffic lanes and pedestrian walk-ways have been closed on Woodmont, Edgemoor and Arlington Roads as the construction of the 2 Multi-Family Units under construction. It is dangerous and unsafe to pedestrians, bicyclists and drivers. The on-going noise pollution and water and mud run-off from these two construction sites appears uncontrolled and not monitored by local or government agencies in order to prevent inconveniences to local Bethesda tax paying residents.

I urge the Montgomery County planning commission to vote down and **NOT** approve this obvious inappropriate use of this land parcel located at 4824 Edgemoor.

Sincerely, Walter Sheffler .

From: [Bonnie Sherman](#)
To: [Balmer, Emily](#)
Subject: Proposed Condo at Edgemoor & Woodmont
Date: Tuesday, February 11, 2020 9:53:25 AM

Dear Ms Balmer,

I hope you have had the opportunity to visit the property at the corner of Edgemoor Lane and Woodmont Avenue. As a resident of The Chase, I implore you to oppose the proposed building on this small lot. There are so many new residential properties now under construction in Bethesda, I would hope that this property could be used for the benefit of the community instead of a source of more traffic and danger to this corner.

Thank you, Bonnie Sherman

From: [Charles Mokotoff](#)
To: [Balmer, Emily](#)
Subject: Strong opposition to development at 4824 Edgemoor
Date: Monday, February 10, 2020 9:34:05 PM

Dear Ms. Balmer,

As a resident in The Chase (7500 Woodmont Ave.), I am writing to register my strong opposition to the planned development at 4824 Edgemoor Lane. I have only been living here since April 2019 and in this short time have watched the general traffic, truck double-parking, pedestrian crossing-difficulties and other vehicular traffic/construction activities spiral out of control. Even this past **Sunday** there was work being done on one of the two construction projects that made leaving our garage (on Edgemont) time-consuming and tedious.

It isn't just the additional construction activity, which boggles the mind that it is even being considered before the two ongoing projects are finished, but the idea that a fully functioning high rise can exist in that space so close to our building. The property line proximity will necessarily require a great deal of egress on our property from construction requirements, plus the everyday deliveries and maintenance trucks that will inevitably be connected once it is finished. It is a danger to the area which already has a high volume with pedestrians and vehicles heading to the metro so close by.

Thank you for taking these concerns into consideration in your process.

Best regards,
Charles Mokotoff

From: Penny
To: Balmer, Emily
Cc: Folden, Matthew; Dickel, Stephanie
Subject: 4824 Edgemoor Rd, Bethesda, 20814 Development
Date: Monday, February 24, 2020 10:16:55 AM

To: The Design Advisory Panel Members

I appreciate having the opportunity to write again to the DAP to voice my concerns as a Chase Condo owner and long-time Bethesda resident about the above-referenced proposed development.

(1) 10 Feet! On Edgemoor, the proposed building would protrude 10 feet from the adjacent structure, which is the red brick boundary wall and garage wall of the Chase. This low-rise wall is the predominant structure on the block. ALL developer drawings of the Northwest Perspective fail to show this significant of a difference of 10 Feet - as the Chase wall/garage is 27 feet in from the Edgemoor curb (and the proposed development is on 17 feet in from the curb). This is an extreme disruption in the flow of the block and an eyesore for pedestrians and drivers on Edgemoor moving east and for residents living across Edgemoor Lane. Surely such a departure from cohesive aesthetics is not permitted under the applicable Guidelines. Accordingly, I urge the DAP to reject the design insofar as a 10 foot protrusion on Edgemoor is proposed. Building the proposed development in alignment with the Chase wall/garage (or close to that of the Chase wall/garage set back) would further permit trees to be maintained on Edgemoor Lane consistent with the remainder of that block. The trees presently on the site will be cut down and not replaced if the developer's plan is approved.

(2) An attempt at a property line setback AND stepback appears in the new submission, but remains in noncompliance with the Guidelines and is inadequate to meet the realistic needs of the Chase Condo owners. Importantly -- FUTURE EDGEMOOR CONDO OWNERS WILL BE UNABLE TO MAINTAIN/CLEAN THE SOUTH WALL and WINDOWS without a reasonable SETBACK from the south property line to allow vehicles for maintenance/cleaning onto its own Edgemoor property to access the outside of the wall. Over time, there will be a need to clean the windows, which do not open, and remove mold and similar substances. The current design fails to account for this necessary maintenance for the future. A setback from the south and west property lines are needed, notwithstanding the developers' position, at the last meeting, that any setback or stepback requirement is "arbitrary."

The applicable Guidelines for STEPBACKs and TOWER SEPARATION should be required. The proposed development is too dense for the lot and this will reverberate with a myriad of problems, already brought to the attention of the DAP, if allowed to go forward as presently designed. Adherence to the Guidelines will reign in the density to comply with the Bethesda Master Plan, make the development an enhancement not a detraction for the neighborhood.

(3) I have learned since the last DAP meeting on this project, that it is the developers' choice to use light gauge steel for construction rather than concrete (as most other high rise developers have done), thereby reducing their flexibility in design modification. Therefore, the developers could change this construction choice if the DAP were to require further modifications to the design to require adherence to the Guidelines.

(4) it remains my firm opinion that the density of this proposed building on that particular site will be a nightmare for drivers trying to get to work, to Silver Spring (this section of Woodmont is main street to pick up Rte 410/East-West Highway) and most importantly, for buses trying to turn in at the Edgemoor Lane to the Bus Depot (frustrating Metrobus availability for riders) as we all well know that just one delivery truck or double parked passenger vehicle or a Metro Access vehicle is going to create backups and snowball delays on Woodmont (as well as on Edgemoor). I again urge the DAP to recognize that this intersection and stretch of Woodmont is a key artery to the metro and buses, to parking at the metro, to offices there and to the other offices south of there, both existing and at new large office developments underway. The proposed density should be reduced by adherence to the Guidelines -- they are there for a purpose-- so that there will be a commensurate reduction of the likelihood of too many trucks, cars, service vehicles,

parked on Woodmont.

I understand that DOT has now issued a report on this development, but I ask whether key stakeholder, WMATA has weighed in on this development and the impact it will have on its Bethesda Bus Depot and access for the buses to turn in at the intersection of Woodmont and Edgemoor Lane?

(5) without recessed garage and loading dock on the street level only - as was done at 4915 Hampden Lane just a couple of blocks away -- the visibility for those exiting the garage or backing out of the loading dock will be hampered and is particularly worrisome for bicyclists who come up upon a driver very quickly, as well as for pedestrians of all ages. It is a mystery to me as to why this simple correction to enhance safety can not be required of the developers. Again, the developers can move to a concrete design which, in my limited understanding, would increase their flexibility to make design changes.

In sum, there is a complete mismatch between the developer's vision - which can only be achieved by obliterating the Guidelines - and the small lot they are trying to purchase for development. If the developer wants to build on this Edgemoor lot, they should be required to build a smaller structure that fits the space in accordance with the established Guidelines.

Thank you for your consideration of these comments.

Penny Dash

February 18, 2020

Members of the Design Advisory Panel (DAP)
c/o Emily Balmer
Montgomery County Planning Department
8787 Georgia Ave.
Silver Spring, MD 20910



RE: Concerns regarding 4824 Edgemoor Lane

Dear Mr. Dove, Mr. Du Puy, Mr. Henderer, Mr. Mortensen, Mr. Orobona, and Ms. Yu:

The Coalition of Bethesda Area Residents (CBAR) has a number of comments regarding the redevelopment application for 4824 Edgemoor Lane and its compliance with the Design Guidelines, a vital part of the Bethesda Downtown Plan. We note that the applicant is requesting from the Bethesda Overlay Zone (BOZ) 70,352.5 for a 92,000 square foot building, or 8.12 FAR – more than 80% of the 10.6 FAR proposed.

Specifically, CBAR objects to:

- Potentially granting an excessive amount of BOZ density to a site that cannot support it and still comply with design guidelines and CR zoning requirements.
- The massing of the building such that there is no setback from the existing structure to the south, the Chase Condominium. As noted by Chase owners, this means any maintenance or repairs on the south wall of 4824 is likely to result in requiring access from the Chase property.
- The failure to meet similar setback requirements on the west side of 4824.

- The failure to provide adequate tower separation as required under the alternatives provided in the guidelines – under 120’ or 120’ or taller, and the proposal to make the south wall a party wall.
- The failure to provide setbacks on the south façade.
- The applicant’s claim that 45’ of separation is simply an arbitrary number and the implication that it can be ignored.
- The problematic placement of garage entrance and exit as well as the loading dock from either adjacent street: currently shown on Woodmont Avenue, where they are in conflict with a two-way bike lane envisioned for the west side of Woodmont, or Edgemoor where there is inadequate space – especially concerning given the property’s proximity to transit and to public parking.

The design guidelines were developed with input from many members of the community, including residents, developers, property owners, land use attorneys, architects and construction experts. Planning Staff deeply researched best practices in many locations. For any applicant to argue now, nearly three years later, that the guidelines are “arbitrary” is disingenuous and, we hope, unproductive.

We note that we have seen at least two apparently similar situations where guidelines were waived to accommodate developers. At 8000 Wisconsin Avenue, to allow construction adjacent to an existing building, the DAP approved what might be described as small indentations on corners to create an appearance of separation. At 7000 Wisconsin Avenue, a property that is the first in that block to redevelop under the current plan, the property’s small lot size (approximately 13,000 square feet) as well as the provision of part of a through-block connection helped persuade you to approve refinements to massing in place of full separation from yet-to-be-built adjacent and confronting structures.

This property, 4824 Edgemoor Lane, raises design-related issues that are more extreme than any addressed to date by the DAP. As a coalition of residents, CBAR believes that the residents

in the Chase should not be subject to adjacent development that does not conform to the letter or intent of the design guidelines, and that will significantly affect their living conditions and property values. The property's lot size of 8659 square feet, less than a quarter of an acre, suggests that any structure built on it should be less massive. The envelope does not exempt the applicant from complying with the requirements for setbacks in the CR zone, or with the design guidelines. We also believe that placing three vehicular entrances/exits in conflict with a proposed bike lane does not respect the guidelines or the intent of the Plan.

We appreciate that the DAP has worked with many applicants to improve their compliance with the design guidelines within the constraints they say they face. It was clear in the DAP's straw vote on 4824 Edgemoor Lane, where there was no support even for approval with conditions, that the massing and general design of this proposal as presented are unacceptable. This building is too large and covers too much of the property. We believe a smaller building is better suited to this site.

CBAR asks the DAP to continue to uphold both the guidelines and the underlying goals to ensure light, air, and privacy while respecting the rights of adjacent property owners, and thanks the DAP for its efforts in this regard to date.

Sincerely,

//Mary M. Flynn

President, CBAR

Cc: Gwen Wright

Elza Hisel-McCoy

Leslye Howerton

Stephanie Dickel

Matthew Folden

MNCPPC Design Advisory Panel & Development Review Committee

Attn: Staff Liaison

Re: Sketch Plan Application 1202 00070
4824 Edgemoor Lane

1/15/20

Dear Committee Members:

We are a Committee of concerned unit owners created and authorized by the Board of Directors of the Chase at Bethesda Condominium. As adjacent property owners, we have a keen interest in the above-referenced development, and are hereby requesting an opportunity to express our views at the Design Advisory Panel meeting on January 22nd.

We have some initial concerns that are based on the design presented to us by the Developer and represented as the Sketch Plan Submission dated January 8, 2020. We do appreciate the Developer's changes to the south and west facades. They are a big improvement over the previous design which had relatively blank walls. However, we still have some strong concerns, as follows:

1. Under the Bethesda Downtown Plan Design Guidelines, both Edgemoor Lane and Woodmont Avenue require step-backs, with Woodmont requiring a step-back of 10-15 feet at the 3rd to 6th story, and Edgemoor requiring a step-back of 15 – 20 feet at the 2nd to 4th story. There are no step-backs shown except at the roof level. For Woodmont, alternative methods are allowed including: Limit Floor Plate, Use Unique Geometry, Vary Tower Heights, Modulate and Articulate Facades, and Limit Apparent Face. Per the write-up, the design limits the apparent face by the use of a double height grid and vertical plane changes, but these are relatively two-dimensional moves, and may not be apparent from the street. It should be noted that as a Neighborhood Local Street, Edgemoor Lane does not provide for alternative methods for the required step-back.
2. The Design Guidelines also dictate that towers be separated:
Separate tower floors at least 45 to 60 feet from the side and rear property lines. Avoid building towers to the property line creating blank party walls that are imposing on the pedestrian environment. Where existing tower buildings are built close to the property line, new developments should provide the separation distance from the side and rear property lines. However, at a minimum, the new building tower levels should provide the separation distance indicated in Guideline 2.4.6 A from the side and rear property lines... The separation provided is approximately 29 feet, significantly less than the mandated 45 feet. This is especially significant due to the fact that the neighboring property has balconies in the north face looking directly at the new building. The majority of the south and west faces of the new building are directly on the property line. By Building Code, no window openings will be allowed in those façades, except for fire-rated fixed glazing. Without any meaningful setback on the south wall it will be impossible to provide maintenance to any other type of south wall without trespassing on Chase property or air rights. Similarly, without any meaningful setback on the west wall it will be impossible to maintain the exterior of the western side of the building without trespassing on

the Chase property or air rights. For these reasons, and since the building is going to be 120 feet high, we do not believe that the development should be granted the exemption to use a party wall vs using the appropriate separation between the towers.

3. Section 7.33.E.6 of the Sketch Plan approval criteria asks whether the plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking and loading. The Design Guidelines state: *Design to minimize conflicts between vehicles, pedestrians and cyclists. Locate loading and servicing within the interior of a building at the rear wherever possible. Provide loading spaces for pickup and drop-off where feasible.* We note that no drop-off has been provided. Residents and visitors to the building will need to be dropped off in the street and walk through the bicycle lane to get to the building lobby. This is not a safe situation, particularly for those individuals with disabilities. Due to the limited size of the parcel and the fact that the building maxes out the setbacks, a drop-off is probably not feasible unless the density is substantially reduced. We find that to be a substantial flaw in the design.

Also, since there isn't a drop-off space, there is a residential garage entrance and loading dock on the Woodmont Ave side of the building. Both of these entrance, in very close proximity to each other, cross the pedestrian sidewalk creating a dangerous situation for pedestrians walking along Woodmont Ave.

4. The new development proposes increasing the development density from 2.5FAR (21,647 sq.ft.) to 10.62 FAR (92,000 sq.ft.). Although we understand that this density is allowed under the Bethesda Downtown Plan Design Guidelines, we find this to be an excessive increase in density for a lot of this size. This kind of change would normally be considered a re-zoning of the property, which, to our understanding can only be done by the County Council.

Thank you in advance for the opportunity to participate in the development review process.

Sincerely,

Chase at Bethesda 4824 Edgemoor Lane Development Ad Hoc Committee

Cc: Chase at Bethesda Condominium Association Board of Directors

Comments on proposal to construct a 12-story building on the site of 4824 Edgemoor Lane

There are currently at least 11 residential high-rise projects currently underway within less than a mile of the proposed site on the corner of Edgemoor Lane and Woodmont Ave. The total number of units to be built is over 3300. The number of new residents is estimated at about 5000. The number of school-age children to be added to the current population is estimated to be 350. All of this increase is within zip code 20814 in Downtown Bethesda.

The population of those currently living in zip code 20814 is 29,000.

Bethesda-Chevy Chase High School is projected to reach capacity in the next school year (2020-2021).

The current plan for the construction of this “pencil” building on a postage stamp sized piece of property includes removal of all trees currently on the property, without replacement.

Current plans have a single driveway for all entry and egress from the building onto Woodmont Ave.

What follows are the negative impacts from this construction on all residents and commuters in downtown Bethesda. There are no positives.

1. There is no community benefit to the constructions of this building. There is no need for an additional 80 units to be built in the Downtown Bethesda area after the completion of the currently on-going construction projects in zip code 20814. The building does not offer anything that is not already available from currently existing buildings and those under construction in zip code 20814. There are no benefits to current residents, new residents nor commuters to Downtown Bethesda.
2. By approving this project, we run the risk of reaching the “tipping point” and reversing the progress in growth in this area. The image of this pencil building on a postage stamp of property is a negative one to prospective buyers, current residents, and commuters. It sends a message of desperation to all who will see it. It says we don’t care about image, we don’t care about the negative effect on traffic; and we don’t care about the additional burden on services.
3. Local schools will not be able to handle the additional students this building will bring. Although it will most likely be a small number, the schools in our neighborhood are already at capacity and will soon be beyond capacity.
4. The effect on traffic at the particular intersection of Edgemoor and Woodmont is a strong negative one, especially in light of the possibility of doubling the width of the bike lane and making them protected bike lanes. Current plans for this construction have a single entrance and egress from the building to and from Woodmont Avenue. Those vehicles, which include owners’ private cars, visitors’ cars, delivery trucks, mail trucks, trash trucks, etc. will have to cross at least one lane and often two lanes to get onto Woodmont Ave heading south or west. Traffic will already be increased with the completion of current ongoing projects, none of which has a Woodmont Ave driveway without the aid of a traffic light. The addition of their entering from, and leaving from, a Woodmont Avenue driveway will result in complete vehicular chaos and more importantly, a serious safety issue.

5. The current plan calls for the cutting down of all the trees currently on the property without replacing any of them. Trees offer some relief from both the noise and air pollution in this area. The intersection would become a heat island, similar to those found in D.C. In addition, the reverberation of the sound of sirens, especially, will become overbearing as a result.

In summary, is the image of a “pencil” building on a postage-stamp sized piece of property the one that Downtown Bethesda wants to project? Will Downtown Bethesda then become the laughing stock of the County as a result?

Isn't it prudent to deny approval to this project in light of the dozen or so buildings in this zip code currently under construction?

Aren't there better options for use of that space, ones that would benefit the community without the adverse effects of the current proposal?

What is the probability of success of this venture? It offers nothing to prospective buyers that doesn't already exist in the neighborhood or in the design of projects under construction. There are no amenities being offered by the developer. What happens if it fails? Another foreclosure auction in the neighborhood? Of what benefit would that be to the community; to the County?

This proposed construction should not be allowed to go forward.

Comments on the Proposed Acumen Project, Part 3

The County requires a developer to provide Public Benefits in order to build higher and more dense building than allowed by the Standard Method of Development allows.

In its Justification, the developer of the 4824 Edgemoor Lane proposal subjectively scores the project on those Public Benefit Categories. In this case the developer scored the project for a total of 113 points.

That scoring went as follows:

Major Public Facilities: 3 of a possible 30 points.

This was based on the justification that the developer made a Park Impact Payment. I would agree that a score of 3 seems reasonable for that justification.

Connectivity and Mobility: 6 of a possible 20.

This was based on the justification that the project provides minimum parking. The number of parking spaces provided in the latest version of the proposal is 77. That is equal to the number of units the project is proposing. Such a number of resident parking spaces does not seem to encourage use of public transportation, which is the whole idea of building high-rises near Metro sites. I would score this as a zero.

Quality Building and Site Design

Architectural Elevations. This was scored 25 of a possible 30

The current revision of the proposal has changed the architectural design, in part due to the comments of the Design Advisory Panel. I would score this as a 15, at most.

Exceptional Design: 25 of a possible 30

I don't see this building, as proposed, as being an exceptional design considering its location and the size of the property it is being built on. This "pencil" building on a "postage stamp" piece of property at a major Bethesda intersection is imposing and intimidating. It would not send a welcoming

message to commuters or visitors coming into Downtown Bethesda from the north on Woodmont Avenue. I would score this a 10, at most.

Structured Parking: This was scored 20 of a possible 20.

The parking situation, as currently designed in the proposal is far from optimum. The developer is proposing two car elevators to transport resident cars to and from the underground garage. The car elevators are visible from the street and do not present a pleasant sight for pedestrians on Woodmont Avenue. There is no backup plan described in the eventuality that the car elevators will break down, or go out of service due to a power failure, or such event. I would score this a 5.

Protection and Enhancement of the Natural Environment:

Building Lot Termination: This was scored 2 of a possible 30

This seems like a reasonable score for a building that is built to the property lines of the site.

Cool Roof: This was scored 10 of a possible 15

It's unfortunate that no one will see the green roof other than the residents of the penthouse, but it certainly is something we would want all our buildings to have. I agree with the score of 10.

Recycling Facility Plan: This was scored 10 of a possible 10.

I can't imagine a building being erected these days which would not have a Recycling Facility Plan. Without knowing the details of how the plan would operate it's difficult to score it. Assuming it is a Recycling Plan that would work, I would score it 10 as well.

Vegetated Wall: This was scored a 10 of a possible 10.

It appears that in the latest revision to the proposal, the Vegetated Wall idea has been abandoned. If that is indeed the case, it should be scored a zero. If it has not been abandoned, I would still score it a zero because so many questions about a vegetated wall for a 12-story building remain unanswered. For example, how long does it take for a vegetated wall to grow to a full height of 12 stories? Will the plants actually grow up on a wall that gets little or no direct sunlight?

How expensive and time consuming is it to maintain the vegetation on a 12-story building with windows? Will the new owners, when they take over the management of the building, agree to an expensive maintenance program for a vegetated wall that they don't see?

My scoring totals 55.

MNCPPC Design Advisory Panel & Development Review Committee

Attn: Staff Liaison

Re: Sketch Plan Application 1202 00070
4824 Edgemoor Lane

2/24/2020

Dear Committee Members:

We are a Committee of concerned unit owners created and authorized by the Board of Directors of the Chase at Bethesda Condominium. As adjacent property owners, we have a direct interest in the above-referenced development and are hereby requesting an opportunity to express our views at the Design Advisory Panel meeting on February 26th.

After reviewing the revised Sketch Plan Submission dated February 11, 2020, we still have strong concerns, as we do not believe the revised plans adhere to the Guidelines nor to the concerns raised from the prior meeting. In general, we believe that the size of the lot is too small for the density proposed by the developer.

The new development proposes increasing the development density from 2.5FAR (21,647 sq.ft.) to 10.62 FAR (approximately 92,000 sq.ft.). We believe that this kind of change would normally be considered a re-zoning of the property.

Relatedly, the Edgemoor developer would have to disregard most of the building guidelines within the Bethesda Downtown Plan Design Guidelines in order to build the its proposed development, including the following:

- a. As we stated in our previous letter, under the Bethesda Downtown Plan Design Guidelines, both Edgemoor Lane and Woodmont Avenue require step-backs, with Woodmont requiring a step-back of 10-15 feet at the 3rd to 6th story, and Edgemoor requiring a step-back of 15 – 20 feet at the 2nd to 4th story. The revised plan provides a step-back above the third floor at a small portion of the building on Woodmont Avenue, but this does not comply with the intent of the step-back which is to be continuous along the street frontage.
- b. We note again that as a Neighborhood Local Street, Edgemoor Lane does not provide for alternative methods for the required step-back.
- c. We also reiterate our concern that the developer is not meeting nor attempting to meet the tower separation of the Design Guidelines (*"Separate tower floors at least 45 to 60 feet from the side and rear property lines. Avoid building towers to the property line creating blank party walls that are imposing on the pedestrian environment. Where existing tower buildings are built close to the property line, new developments should provide the separation distance from the side and rear property lines."*) And we re-emphasize that given the limitations of the property size the developer's revised submission does not adhere to the Guidelines which state: ***"However, at a minimum, the new building tower levels should provide the separation distance indicated in Guideline 2.4.6 A from the side and rear property lines..."*** The separation provided is approximately 29 feet (not

including the balconies, which project out another 5'-8"), significantly less than the mandated 45 feet. The building has windows on the south façade. An overlay of these windows on the Chase plan shows that most of them are directly across from a balcony or window in the Chase.

Moreover, the DAP made the following comments regarding the separation: *Tower separation is a big concern and do not feel comfortable moving the Project forward with the massing as proposed at this time. Incorporate a setback on south façade upper floors to increase tower separation beyond material articulation.*

In the latest plan, a small portion of the south facade has been set back about 5 feet from the property line. While we appreciate the effort to provide some breathing room, we find it insufficient in depth and width, particularly since balconies have been added in the setback, thereby mitigating the added separation.

- d. The overwhelming majority of the south and west walls of the revised submission are directly on the property line. Without any meaningful setback on the south wall it will be **impossible** to provide maintenance to the wall without trespassing on Chase property or air rights. Similarly, without any meaningful setback on the west wall it will be impossible to maintain the exterior of the western side of the building without trespassing on the Chase property or air rights. Importantly, it should be noted that by Building Code, no window openings will be allowed in those façades, except for fire-rated fixed glazing. Thus, at the point the Edgemoor Condo owners need to clean or maintain these windows from the outside, they will be unable to do so, causing an eyesore for Chase residents as well as for those arriving in downtown Bethesda from the Metro station.
- e. Additionally, the foundation of the Edgemoor building is approximately 17.5 feet lower than the Chase's foundation, and only 8 feet away. At a minimum, this will require sheeting and shoring, which will push the Edgemoor building back from the property line. In the worst case, the Chase will have to be underpinned, which will be extremely difficult given that the building electrical transformers are on the side between the two buildings. For these reasons, and as the building is going to be 120 feet high, we do not believe that the development should be granted the exemption to use a party wall rather than using the required separation between the towers.

Thank you for the opportunity to participate in the development review process.

Sincerely,

Chase at Bethesda 4824 Edgemoor Lane Development Ad Hoc Committee

Cc: Chase at Bethesda Condominium Association Board of Directors

From: [Tracie Zaepfel](#)
To: [Folden, Matthew](#)
Cc: [Balmer, Emily](#); [Dickel, Stephanie](#); [MCP-Chair](#)
Subject: Re: Continued safety and resident concerns... not to mention the risk to our building
Date: Thursday, February 20, 2020 8:12:20 AM
Attachments: [image011.png](#)
[image013.png](#)
[image014.png](#)
[image010.png](#)
[image009.png](#)
[image012.png](#)

Thank you - on a daily basis it is more unlivable and unsafe. Every day I wonder how the county can pretend another construction site is wise, safe or fair to the people trying to survive in Bethesda. Cars and walkers walk amongst dirt, debris, huge piles of trash and equipment and no green space is left. This impacts everything for blocks.

You should be forced to live here if a decision maker. This building design or decision would not be considered if you did live on edgemoor today.







On Tue, Feb 18, 2020 at 9:19 AM Folden, Matthew <matthew.folden@montgomeryplanning.org> wrote:

Ms. Zaepfel,

Thank you for sharing your concerns and the photos of Edgemoor Lane. By copy of this email, I am forwarding your letter to the Planning Board Chair's office and entering your concerns into the public record. For future reference, all correspondence sent to the following address is automatically included in the public record for this case: mcp-chair@mncppc-mc.org

Respectfully,

Matthew Folden, AICP

Planner Coordinator

Montgomery County Planning Department


[8787 Georgia Avenue, Silver Spring, MD 20910](https://www.montgomeryplanning.org/8787GeorgiaAvenueSilverSpringMD20910)

matthew.folden@montgomeryplanning.org

o: 301.495.4539





Let's Plan Our Future. Together.  **THRIVE**
THRIVEMONTGOMERY.COM MONTGOMERY 2050

From: Tracie Zaepfel <traciez@gmail.com>

Sent: Sunday, February 16, 2020 6:48 PM

To: Balmer, Emily <emily.balmer@montgomeryplanning.org>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Folden, Matthew <matthew.folden@montgomeryplanning.org>

Subject: Continued safety and resident concerns... not to mention the risk to our building





Hi there,

I continue to feel grave concern for all around these construction sites. The road is impassable, people almost get hit daily due to the exit at the sidewalk with only two lanes, equipment everywhere, asphalt and grates covering the streets ... not to mention dirt and debris all over the block.

Again - HOW can you consider a third building at this time. We all know there isn't enough land to build a high rise on that tiny plot and apparently the current design puts the land around our very heavy building at risk.

Where is the planning committee? Do you have any priorities other than making money? Does anyone care about the town or the taxpayer owners?

It is an awful and ugly place to live. I would leave in a second if there was anywhere to go. But without \$2M handy - Bethesda isn't a livable community.

All of this continues to apply from November....

From: [Balmer, Emily](#)
To: [NANCY HAVLIK](#)
Cc: [Hisel-McCoy, Elza](#); [Dickel, Stephanie](#); [Folden, Matthew](#)
Subject: RE: Design Panel Submission regarding Edgemoor Lane proposal
Date: Friday, February 21, 2020 3:08:50 PM

Good afternoon,

Thank you for your email. Your message will be included in the Bethesda Downtown Design Advisory Panel's correspondence packet for review.

Best,
Emily Balmer

From: NANCY HAVLIK <nhavlik@comcast.net>
Sent: Friday, February 21, 2020 10:30 AM
To: Balmer, Emily <emily.balmer@montgomeryplanning.org>
Cc: Hans Riemer <hans.riemer@gmail.com>
Subject: Design Panel Submission regarding Edgemoor Lane proposal

Dear Emily Balmer,
The email below is for the Design Advisory Panel meeting February 26 @ 11:30.

I am a resident of The Chase on Woodmont Avenue. I've been increasingly more disturbed as I've learned about plans for the new development at the corner of Edgemoor Lane and Woodmont Ave. This high rise condo development, if realized, will be the largest building (12 stories) on the smallest lot in Bethesda! I'm in favor of Montgomery County's promotion of high density development around Metro Stops. That's why I moved to Bethesda so I could have easy access to shopping and public transportation. Nevertheless this Edgemoor condo development is carrying the high density concept to the point of ridiculousness. The building is just too large for the lot even considering the new building exceptions. The Edgemoor development will have a hideous 12 story wall. Even if a few balconies are added to this wall it's still "lip stick on a pig no how you slice it. The design plans will result in a visually very unappealing structure that does not fit in the environment of Downtown Bethesda. The closeness to residents of The Chase on the North side is a terrible invasion of their privacy and essentially destroys their life style. Please don't approve this building!

Thank you for conveying my concerns to the Panel.
Please let me know that you've received this email.

Nancy Havlik
nhavlik@comcast.net

From: [Tracie Zaepfel](#)
To: [Balmer, Emily](#); [Folden, Matthew](#); [MCP-Chair](#)
Subject: Edgemoor
Date: Monday, March 2, 2020 10:42:43 PM

There was no sidewalk available this weekend. I really don't know how the county can entertain another building on this road.

The actual street is a disaster - bumpy and grates and difficult to drive on. There is land available for the pups to safely walk.

I also have heard the design is flawed and the other two buildings can't safely build with the small lot size.:(

You try living here - feels like a war zone ...





--

Tracie Zaepfel
(301) 466-4431

Email

Concerns regarding the Ed...

Email

From

 [Maggie Conlin](#)

To

 [<MCP-Chair MCP-Chair>](#);  [MCP-Chair #](#);  [mcp-chair@mncppc-mc.org](#);  [MCP-Chair@mncppc-mc.org](#)

Cc

Subject

Concerns regarding the Edgemoor Development

Date Sent

Date Received

3/16/2020 1:20 PM

Hello,

I hope you and your loved ones are staying safe during these unusual times.

I move to MD from Michigan less than 2 years ago and I've lived at The Chase for less than 1 year. I moved here because I loved the energy, close proximity to so many restaurants, grocery stores, the Capital Crescent Trail, the Metro and people!

Because I enjoy living here so much, and hope to have the experience of living in Bethesda to continue to be as amazing as it already has been, I am taking this time to express my concerns regarding the proposed 4824 Edgemoor Development. As a resident of The Chase, I am used to and accept the congestion we already experience, and I realize it will increase with the already in-progress building happening on the other side of Edgemoor. I am seriously concerned how this congestion will be exacerbated by the addition of yet another large building erected in the relatively small plot of land between The Chase and Edgemoor road. The denser the housing, the more risk to pedestrians, cyclists, service people and residents, and the less pleasant the experience of walking/driving around the area. In addition, I am concerned about the impact to the experience of living at The Chase for residents on the north side with the impact to their view, and possible hit to re-sale values for all of us, if such a large building is built so close to our building.

I understand guidelines for new developments have already been put in place to help mitigate negative impact such as I mention above, and my hope is that exceptions are not made to these guidelines in this situation.

Thank you for your consideration.

Regards,

Maggie Conlin (#1205)

Email

4824 Edgemoor Lane devel...

Email

From

 Penny Dash

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject

4824 Edgemoor Lane development and April 2 hearing

Date Sent

Date Received

3/16/2020 1:25 PM

Dear Mr. Anderson,


I am an owner of a condominium at The Chase of Bethesda, the building adjacent to the above-referenced development. The Planning Board hearing is scheduled for April 2, and I read this morning that it will be held by videoconference. I am an interested party and would want to attend and speak at the hearing, but I am not sure I have proper technology to engage in a teleconference hearing. I am retired and have never participated in a video conference from home. I believe there are a number of residents at the Chase who may be similarly hindered if the Planning Board proceeds with a videoconference hearing in lieu of a public in-person hearing.

I am writing to urge the Planning Board to postpone the hearing on 4814 Edgemoor until it can hold a public in-person hearing. I can understand wanting to continue on with the County's business during this coronavirus period of isolation, but as this is not a life-or-death matter, in fairness to the public, I ask that the Planning Board postpone this one hearing.

Thank you for your consideration of this important request.

Penny Dash

Attachments

File Name	File Size (Bytes)	
		
There are no Attachments to show in this view. To get started, create one or more Attachments.		
0 - 0 of 0 (0 selected)		Page 1

Email

Plan Application 12020007...

Email

From

 [Charles Mokotoff](#)

To

 [<MCP-Chair MCP-Chair>](#);  [MCP-Chair #](#);  [mcp-chair@mncppc-mc.org](#);  [MCP-Chair@mncppc-mc.org](#)

Cc

Subject

Plan Application 120200070, 4824 Edgemoor Lane

Date Sent

Date Received

3/17/2020 4:14 PM

To All Concerned,


As a resident in The Chase (7500 Woodmont Ave.), I am writing to register my strong opposition to the planned development at 4824 Edgemoor Lane. I have only been living here since April 2019 and in this short time have watched the general traffic, truck double-parking, pedestrian crossing-difficulties and other vehicular traffic/construction activities spiral out of control. Even this past **Sunday** there was work being done on one of the two construction projects that made leaving our garage (on Edgemont) time-consuming and tedious.

It isn't just the additional construction activity, which boggles the mind that it is even being considered before the two ongoing projects are finished, but the idea that a fully functioning high rise can exist in that space so close to our building. The property line proximity will necessarily require a great deal of egress on our property from construction requirements, plus the everyday deliveries and maintenance trucks that will inevitably be connected once it is finished. It is a danger to the area which already has a high volume with pedestrians and vehicles heading to the metro so close by.

Thank you for taking these concerns into consideration in your process.

Best regards,
Charles Mokotoff

Attachments

File Name	File Size (Bytes)	
		
There are no Attachments to show in this view. To get started, create one or more Attachments.		

Email


Proposed condo at corner ...

Email

From

 Bonnie Sherman

To

 <MCP-Chair MCP-Chair>;  MCP-Chair #;  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject

Proposed condo at corner of Edgemoor and Woodmont Ave.

Date Sent

Date Received

3/17/2020 5:34 PM

Please don't allow this condo to be built.

1. Proposed size is definitely too large for the lot.
2. It will be dangerous to pedestrians, automobiles and bike riders.
 - a. Walkers will only have narrow sidewalk
 - b. Delivery trucks will really interfere with traffic
 - c. School children will be in danger
 - d. Turning cars will have visibility problems
 - e. Won't be enough room for moving vans
3. Bethesda already has enough condos already built and being built!

Thanks for taking these points into consideration when you meet.

Bonnie Sherman, resident at The Chase of Bethesda

Attachments

File Name

File Size (Bytes)








There are no Attachments to show in this view. To get started, create one or more Attachments.

Email

Request to Postpone April ...

Email

From  [Laura Wandner](#)

To  [<MCP-Chair MCP-Chair>](#);  [MCP-Chair #](#);  mcp-chair@mncppc-mc.org;  MCP-Chair@mncppc-mc.org

Cc

Subject Request to Postpone April 2nd meeting: Plan Application 120200070, 4824 Edgemoor Lane

Date Sent **Date Received** 3/17/2020 4:39 PM

Good A. ernoon


I am emailing as a member of the Ad Hoc Committee that was formed by The Chase residents to respond to the proposed development on Edgemoor Lane. As our letters to the DAP have indicated, we have a number of serious safety-related and other concerns about this development, which would abut our property. Accordingly, we request that the Planning Board postpone the April 2nd meeting until it can be conducted in-person. Due to the staggering number of people using the internet, video cast systems such as Webex, Zoom, etc. have been overwhelmed. Meetings cannot be reliably accessed and many who wish to participate often are not heard. Thus, we do not believe that it will be possible for The Chase community to provide sufficient feedback regarding the proposed development if the meeting proceeds virtually.

We would like to submit the attached documents (survey drawings of our property) as exhibits for the record at this time, for the Planning Board record. The survey drawings show the separation from our building, as well as our balconies, to the property line. Thank you for your consideration.

Best Regards,

Laura Wandner, PhD

Attachments

File Name	File Size (Bytes)	
The Chase at Bethesda _Property Survey.pdf	1,742,471	
1 - 1 of 1 (0 selected)		
Page 1		

Email

Application #1202000070-...

Email

From  [NANCY HAVLIK](#)

To  [<MCP-Chair MCP-Chair>](#);  [MCP-Chair #](#);  [mcp-chair@mncppc-mc.org](#);  [MCP-Chair@mncppc-mc.org](#)

Cc  [Hans Reimer](#)

Subject Application #1202000070-4824 4824 Edgemoor Lane

Date Sent

Date Received

3/17/2020 1:17 PM


Dear Mr. Anderson,

The Montgomery County Planning Board's decision to do the April 2 meeting in regard to application # 1202000070 - 4824 Edgemoor Lane - as a video conference call is totally unacceptable. Montgomery County citizens protesting this new planned development will be much more limited stating our case for stopping, modifying or challenging this plan with a video conference call format. You need to "hold off" this meeting until it's possible for all parties to be present in person. Your conference call format favors the developers at the expense of Montgomery County citizens and makes it logistically unlikely or impossible for citizens to participate. Please reconsider. This video format is UNFAIR!!!

Sincerely,

Nancy and Richard Havlik

Attachments

File Name	File Size (Bytes)	
		
There are no Attachments to show in this view. To get started, create one or more Attachments.		