

Item 5 - Correspondence

From: [Brent Weingardt \(via Google Docs\)](#)
To: [MCP-Chair](#)
Subject: Comment Regarding Agenda Item Five (5) of the February 16 Board Meeting
Date: Wednesday, February 15, 2023 11:40:18 AM
Attachments: [PlanningBoardFeb16.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Brent Weingardt attached a document



Brent Weingardt (brent.weingardt@gmail.com) has attached the following document:

To the Board Chairman:

Please find attached the comments of the Madison Park Condominium Association regarding Agenda Item Number 5 (Battery Lane Site C review) for the Planning Board's February 16, 2023 Meeting.

Please do not hesitate to contact me if you have any questions or difficulty in viewing this document.

Brent Weingardt
240-461-6754
Brent.weingardt@gmail.com



PlanningBoardFeb16

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because brent.weingardt@gmail.com shared a document with you from Google Docs.



Via Email: mcp-chair@mncppc-mc.org

February 15, 2023

Montgomery County Planning Board
2425 Reddie Drive
Wheaton, Maryland 20902

Re: Comments on Battery Lane Site C Site Plan Review (Site Plan No. 820220230)
(February 16, 2023 Board Meeting, Agenda Item Number 5)

The Madison Park Condominium Association (“Association”) submits these comments to the Montgomery County Planning Board (“Board”) for consideration in its review of the Site Plan for Site C, 4998 Battery Lane, on February 16, 2023. The Association represents the interests of owners and residents at 5000 Battery Lane in Bethesda.¹

We urge the Board to reconsider and re-evaluate the public amenities and benefits for Site C as well as all of the other sites in the Battery Lane District that the Board will soon review. (While our concern here is the current value of the proposed public amenities and benefits, we believe the newly-constituted Board may wish to reconsider and re-evaluate all of the analysis that went into the previous Board’s 2020 “Battery Lane District Preliminary Plan” (“2020 Decision”)(Document No. 120190240). In conducting this needed reconsideration and re-evaluation of the public amenities and benefits, the Board should use a procedure that encourages and incorporates community viewpoints, rather than the top-down approach used by the previous Board.

A. THE BOARD SHOULD RECONSIDER AND RE-EVALUATE THE PUBLIC AMENITIES AND BENEFITS PROPOSED FOR SITE C AS WELL AS THE OTHER SITES IN THE BATTERY LANE DISTRICT

The previous Board initially approved public amenities and benefits for Battery Lane on April 23, 2020 in its 2020 Decision. The public amenities included pedestrian and bicycle connections, public green space, sidewalks, Battery Lane Urban Park improvements, and street light/utility changes on or near each proposed development site. Neither the previous Board nor this Board have reconsidered the current efficacy of these public amenities in a comprehensive manner since that date. Instead, the Board has considered the continued value of the 2020 Decision’s public amenities and benefits—if at all— only on a case-by-case basis when reviewing the subsequent sketch, preliminary and site plans that have come before it. No public

¹ The Association is a non-profit corporation governed through its Board of Directors in accordance with Section 11-109 of the Maryland Condominium Act.

amenities set out in the 2020 Decision have been constructed as of today. Therefore, this Board's expeditious reconsideration of them will not cause harm or additional expense to the developer. The Board's reconsideration is warranted for several reasons:

1. The Previous Board's Decision on Public Amenities and Benefits is Outdated

It has been almost three (3) years since the previous Board's preliminary approval of the Battery Lane public amenities and even longer since these amenities were first proposed. Since that date, there has been no concrete action to implement these public amenities or rethink their value. Neither this Board nor the developers are to blame for this delay; the Covid-19 pandemic is clearly the cause. Yet this delay provides a needed opportunity to rethink an outdated decision, a decision that will impact this neighborhood for a generation. Now is the time to take a second look at the public amenities as a whole— not piecemeal on a site-by-site basis— before any construction of these amenities has begun.

Moreover, for this newly-constituted Board, in place only since October 2022, it will be the first time it has had the opportunity to comprehensively evaluate the public amenities that will significantly impact Battery Lane. This Board had no role in the 2020 Decision, but it is now responsible for implementing it on a piecemeal basis as it reviews each site. The Board should take the opportunity to review the 2020 Decision in light of 2023 (and beyond) community needs. The 2020 decision is simply too old to serve as the starting point for future decisions that will impact our community for a generation.

2. A Review of the 2020 Decision is Warranted Due to the Unprecedented Scope and Scale of That Action

The Board's reconsideration of the outdated 2020 Decision is further warranted because of the extraordinary scale and scope of that decision. The 2020 Decision initiated one of the largest—if not the largest— redevelopment plans in Montgomery County history. Unlike the typical Board decision that has significant impact only upon immediately adjacent properties, the 2020 Decision will impact all of Battery Lane from Woodmont Avenue to Old Georgetown Road. It will also significantly impact neighborhoods adjacent to Battery Lane proper. As one example, residents living on South Brook Lane, North Brook Lane and Keystone Avenue— streets feeding into Battery Lane— will experience the impact of changed traffic patterns caused by just two of the many public amenities— the proposed bike lanes and the protected turn at Woodmont Avenue and Battery Lane. These amenities will also impact residents of Battery Park and East Bethesda as well.

In short, thousands of our neighbors will feel the impact of the far-reaching 2020 Decision that this Board will implement, but had no role in creating. At a minimum, the situation warrants the Board's review of the 2020 Decision's public amenities and benefits.

B. THE BOARD SHOULD USE A PUBLIC AMENITIES RECONSIDERATION
PROCESS THAT SYSTEMATICALLY INCORPORATES COMMUNITY OPINIONS

The process leading to the previous Board's 2020 Decision did not adequately consider our community's needs and desires in any systematic way. It was a "top-down" approach that relied upon discussions between the Board, other government agencies, and the developers with only informal input from the most important participants– the residents of the Battery Lane neighborhood. We are unaware of any community-wide survey, poll or study that reflects our Battery Lane community's public amenity needs and desires. The lack of a systematic approach to determining appropriate public amenities is in stark contrast to the detailed traffic, school, environmental and other impact studies that backed the 2020 Decision.² This Board can rectify this inadequate, ad hoc approach to assessing our Battery Lane community's needs by directing its staff to conduct a "bottom up" comprehensive analysis to determine the public amenities that our community wants and needs.

We urge this Board to reconsider the appropriateness of the public amenities adopted in the 2020 Decision. We further urge the Board to adopt a reconsideration procedure that solicits and incorporates the needs and desires of our Battery Lane community.

Respectfully submitted,

Robin Levis
President, Madison Park Condominium Association

Madison Park Condominium Association Board of Directors

Robin Levis, President
John Lucey, Vice-President
Hal Rogoff, Treasurer
Meryl Silverman, Secretary
Bob Pollard
Dilip Sarkar
Brent Weingardt (Board contact on this matter: 240-461-6754)

² We take no position on the continued value of these studies other than to note that they are well over three (3) years old and the Board may wish to reconsider them as well.

From: [John Johnson](#)
To: [MCP-Chair](#)
Subject: Planning Board Meeting Testimony - meeting Feb 16 9am
Date: Wednesday, February 15, 2023 10:27:29 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Planning Board Memebers,

Every detail of this development has been planned to the smallest detail, from the bike lanes and the two dog runs to the thickness of the soil on the green roofs.

Montgomery County is controlled by political Democrats, yet NO consideration has been given to the fate of approximately 250 residents living in about 150 households in 4890 and 4900 Battery Lane.

When the issue has been raised at meetings with the Brown Development team, they have quickly passed over the issue as though it is not a concern.

Aldon Management has carefully avoided the issue and their staff cannot and will not provide any answers.

As members of the Planning Board and representatives of the people, we the residents of 4890 Battery Land and 4900 Battery Lane are watching you carefully, and will vote accordingly.

We urge you to work on our behalf, and for our interests. Will no concession be made for the Residents of Battery Lane? Will County abandon us?"

-This message is sent anonymously due to fears of retribution. Please help.

From: [Carl Valcourt](#)
To: [MCP-Chair](#)
Subject: The glenns Aldon testimony
Date: Monday, February 13, 2023 8:30:45 PM
Attachments: [Valcourt,Carl-Phillippe.letter \(1\) \(1\).pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good evening,

My name is Carl Valcourt and I have been living at the Glenns on Aldon for almost a year now. During this short time, management has repeatedly neglected and ignored several issues I have brought up.

The biggest issue I have faced in this building is the constant smell of smoke not only in the common areas (hallway, stairwell etc...) but over the past couple of months it has been seeping into my apartment. I am not sure if it is coming in through the vents or under the door but the smell of cigarettes is at times unbearable for me.

I am a disabled veteran and It has added to some if my health issues

I have done everything in my power to bring this to the attention of management, both verbally and in writing and nothing has been done. They have not even bothered following up on the issue with me. I understand that this may seem out of their control but the lack of due diligence highlights the overall attitude of management towards the tenants.

Recently I was able to get a note from my medical provider underlining that the smell of smoke was contributing to some of the health issues I am dealing with. I attached the note and sent it to management in order to break my lease and move to another location but they simply have not responded to my emails. I have sent it to three different individuals in the office and none has responded.

I will also attach this letter here for your consideration.

Again, management's failure to respond to a potential health hazard is one of many examples that highlight their total disregard for the tenants. It's as if the building has already been destroyed and they are already moving on leaving hundreds of tenants fending for themselves.

I cannot continue to pay rent while living in these conditions. This is completely unacceptable.

Mailing address: 4900 Battery Lane, Bethesda Md apt# 409 20814

Best,
Carl

**Veteran Affairs Medical Center
50 Irving Street, N.W.
Washington, DC 20422**



Wednesday, February 08, 2023

To whom it may concern:

Mr. Carl-Philippe Valcourt is a patient of mine at the Washington DC VA Medical Center. He has been experience adverse effects from exposure to secondhand smoke entering his home, including respiratory symptoms and headache. Please allow him to move to a different location without penalty so that he may protect his health.

Sincerely,

Jensen Law, MD
Primary Care, Red Clinic
Washington DC VA Medical Center

From: [Bogdan, Grace](#)
To: [MCP-Chair](#)
Cc: [Bossi, Adam](#); [Dickel, Stephanie](#)
Subject: FW: Meeting: Brown Co./Battery Lane development plan
Date: Monday, February 13, 2023 1:13:29 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

For inclusion in 2/16 Planning Board hearing, Item 5.

From: Matthew Losak <mattlosak@rentersalliance.org>
Sent: Friday, February 10, 2023 1:59 PM
To: Nathan Gill <nathangill1986@outlook.com>
Cc: Nancy Regelin <NRegelin@shulmanrogers.com>; mmariotti@aldonishome.com; smilliren@aldonishome.com; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>; jwilliams@aldonishome.com; jermaine.jack@montgomerycountymd.gov; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>
Subject: Re: Meeting: Brown Co./Battery Lane development plan

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Mr. Gill. I am sorry that we have not moved fast enough to satisfy your needs. As the first and only regional nonprofit dedicated exclusively to renter outreach, education and organizing and advocacy for renters' rights, I can assure you we share your frustration when it comes to moving the needle to support renters. That said, we have communicated with you more than 17 times via email since last May, not including multiple phone conversations and connecting your to the county's senior leadership, as well as today's disappointing conversation as you declared you can do more for yourself and your neighbors without our efforts. We will not abandon, however, our work in your community or any other county-wide. If you have a change of mind and heart, we will welcome you back to our collective efforts. Best-Matt Losak

On Sat, Jan 28, 2023 at 10:40 AM Nathan Gill <nathangill1986@outlook.com> wrote:

Nancy, no one reached out to me, and the concern remains unaddressed.

I have added to this email the **following. I demand that Aldon management change the electronic door key on all its buildings on Battery Lane and lock all external doors without further delay, to protect the community from further violations of safety and security, loss and theft. I have obtained images of intruders, the elevator door button is held on with tape, and there are MANY violations here that need to be addressed RIGHT NOW. I believe my neighbors have decided to begin to address their concerns with a mass complaint action to address this neglect; I received a note under my door to join a mass action.**

I and others have tried to work with Matthew Losak without success to address our concerns. I have been in contact with the Montgomery County Executive Mark Elrich, his PR agent Mr. Scott Peterson, Aldon management, Brown development, the Housing Alliance, my neighbors, my landlord's agents and others to date to address major concerns. I understand our former community manager Mary was (fired) for trying to execute illegal business actions, namely an illegal parking fee increase that the tenants fought off in a collective action of more than 100 signatures, delivered by Dr. Jonathan Green. As our continued concerns have been ignored, a housing inspector was in my apartment Thursday and my concerns will be addressed. The Washington Post is aware of the issue. My fellow tenants are beginning to organize, and though I am not a part of the collective action, I suspect Aldon will soon receive a large batch of complaints in a batch action. I received a note under my door, and the building is festooned with demands for action.

"Come on, man!" - Joseph Biden

I am disappointed, and I wonder if **County** should reconsider its proposed partnership with Brown Development and intervene, inspect and review Aldon's operation in Bethesda. The Montgomery County Police have "liked" a Twitter account that I did not start that reports "Aldon Mismanagement". We are tired of being ignored, and the police and county inspectors are now being dispatched to help us, joined by many individual complaints, and I suspect a mass complaint that will be hard to ignore.

I have included Jermaine Jack, Housing Dept. to this email. Inspector Dorsey is my direct contact for my personal matters, and we are in touch by cell; I am acting outside the mass action. I will notify County and Police of any retribution I suffer from Aldon or Landlord.

Melissa Mariotti - mmariotti@aldonishome.com - Director of Property Management

Jamison Williams - jwilliams@aldonishome.com - Regional Manager

Sarah Jane Milliren - smilliren@aldonishome.com - Vice President of Investment Management and Strategy

Jermaine Jack, Housing Code Inspector, Department of Housing and Community Affairs

Mr. Losak, the Jan. 22 meeting you proposed did not transpire, and I'm disappointed about that. I'm disappointed that you've taken no action to help, and that nothing has changed since I made you aware of issues many months ago. I and others have tried to work through the Housing Alliance, but no action took place after conversations.

I must note that many of my neighbors speak Chinese, Hindi-Urdu, Spanish, and other languages that are not fluent English, and that many of my neighbors are afraid for their safety, afraid to

speak up because retribution, afraid of being housing insecure, and are a vulnerable, international population. None of us know when Aldon will destroy the buildings. Aldon keeps delaying that activity, while buying properties in South Carolina. Aldon is well capitalized and has a legal team at its disposal.

I think that Montgomery County is one of the richest counties in the United States, and Renter voices WILL be a part of the county's future. It is shameful what is happening on Battery Lane, and if you agree, I hope you (yes you, reading this email) take immediate action to address this embarrassment.

I have been a Landlord in Colorado, a property manager in Kansas, and a crime reporter for McClatchy News syndicate, focusing on civic government and elections. I've been working at NIH tirelessly trying to help the nation survive a multi-year global disaster for the last 2 years. Many of my neighbors work at NIH too. Phd Scientists, nurses, oncologists for rare childhood disease, radiologists, janitors, Mds and skilled administrators.

I don't deserve this abuse, we don't deserve this abuse. I demand action now.

Nathan Gill

4890 Battery Lane.
Bethesda Md
20814

From: Nancy Regelin <NRegelin@shulmanrogers.com>

Sent: Monday, December 19, 2022 5:25 PM

To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>; Nathan Gill <nathangill1986@outlook.com>

Cc: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>; Anne Middleswarth <middab@outlook.com>; Kara Wilhelm <karawilhelm@yahoo.com>; Matthew Losak <mattlosak@rentersalliance.org>; Hallie Shell <hshell@yahoo.com>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>

Subject: RE: Meeting: Brown Co./Battery Lane development plan

Thanks Grace for forwarding to my attention.

Nathan – I have forwarded to Aldon to have someone reach out to you. If you have questions on the development you are always welcome to reach out to me.

Nancy Regelin, Esquire

Attorney for Brown Development
301-230-5224

From: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Sent: Monday, December 19, 2022 4:22 PM
To: Nathan Gill <nathangill1986@outlook.com>
Cc: Nelson, Cashielle <Cashielle.Nelson@montgomeryplanning.org>; Anne Middleswarth <middab@outlook.com>; Kara Wilhelm <karawilhelm@yahoo.com>; Matthew Losak <mattlosak@rentersalliance.org>; Hallie Shell <hlshell@yahoo.com>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Nancy Regelin <NRegelin@shulmanrogers.com>
Subject: RE: Meeting: Brown Co./Battery Lane development plan

Hi Nathan-

The project was tentatively scheduled for consideration by the Planning Board on December 22nd, however the project has been delayed. The earliest the Planning Board would consider the case is in late January, but again that date is tentative. A notice will be sent in the mail 10 days prior to the hearing and I can have you added to that mailing list if not already on it, I will just need your address. You can also continue to email me as the Lead Reviewer for the development application for updates as the project moves forward.

I've also cc'd the Applicant's representative, Nancy Regelin, who can hopefully get you in touch with the appropriate persons RE: building security and address any specific questions that you were not able to ask at the community meeting.

Thanks,

Grace



Grace Bogdan, AICP (she/her/hers)
Planner III, DownCounty Planning Division

Montgomery County Planning Department
2425 Reedie Drive, 13th Floor, Wheaton, MD 20902
grace.bogdan@montgomeryplanning.org
o: 301.495.4533



WE'VE MOVED!

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDIE DRIVE, WHEATON, MD 20902

From: Nathan Gill <nathangill1986@outlook.com>
Sent: Monday, December 19, 2022 3:40 PM
To: Hallie Shell <hlshell@yahoo.com>; Balmer, Emily

<emily.balmer@montgomeryplanning.org>

Cc: Anne Middleswarth <middab@outlook.com>; Kara Wilhelm <karawilhelm@yahoo.com>;
Matthew Losak <mattlosak@rentersalliance.org>

Subject: Re: Meeting: Brown Co./Battery Lane development plan

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good afternoon Emily,

Can you confirm the time and place for the meeting to consider approval for the Brown Company's plan for redevelopment at 4890 and 4900 Battery Lane in Bethesda?

I tried to attend a meeting at the Creation Station but I feel I was shut out by Aldon, which doesn't like to communicate the times and days of community meetings.

Emily, I'm concerned about the security of our apartment. I just spoke with a neighbor, Maria Inez. She is a non-English speaker from Honduras. Her daughters saw a man in the lobby of our apartment which is never locked with his face covered in blood. I feel like this is an issue.

Best regards,
Nathan Gill.

Get [Outlook for Android](#)

The information contained in this electronic message and any attached documents is privileged, confidential, and protected from disclosure. It may be an attorney-client communication and, as such, is privileged and confidential. If you are not the intended recipient, note that any review, disclosure, copying, distribution, or use of the contents of this electronic message or any attached documents is prohibited. If you have received this communication in error, please destroy it and notify us immediately by telephone (1-301-230-5200) or by electronic mail (LawFirm@ShulmanRogers.com). Thank you.

--

Matt Losak
Executive Director
301-588-3987

www.RentersAlliance.org

From: [Bogdan, Grace](#)
To: [MCP-Chair](#)
Subject: FW: Battery Lane Site C through block connection
Date: Monday, February 13, 2023 1:11:25 PM

For inclusion in 2/16 Planning Board hearing, Item 5.

From: Doug Wrenn <dwrenn@aldonproperties.com>
Sent: Monday, February 13, 2023 12:16 PM
To: Bogdan, Grace <grace.bogdan@montgomeryplanning.org>
Cc: Brian Andrews <bandrews@aldonishome.com>; 'Nancy Regelin' <nregelin@shulmanrogers.com>; Robert Graham <rgraham@rodgers.com>; Ryan White <RWhite@rodgers.com>; Trini Rodriguez <trodriguez@parkerrodriguez.com>; Steven Sattler <ssattler@parkerrodriguez.com>
Subject: Battery Lane Site C through block connection

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Grace,

I noticed some citizen comments regarding the limitations of the through-block connection from Site C to Rugby adjacent to the police station. Please note that Brown Development has been proactive in requesting that the County create a CIP project to redesign and improve the existing connection. Last September 12th my colleague, Brian Andrews and I met on-site with BCC Regional Director, Peter Fosselman to evaluate the feasibility of improving the connection. Following that meeting Mr. Fosselman coordinated a meeting with the Bethesda Police Commander, Amy Daum, Police Facilities Planner, Michael Ma, and other County staff to discuss redesigning this important pedestrian connection. The meeting was held on September 26th. The Police Commander said that she was receptive to a redesign as long as it did not compromise access to the police station or the safety of her officers. Michael Ma noted that the width of the walkway could be expanded, and the bollards could be replaced with a rod iron fence, or some other barrier, to enhance the connection.

Brown Development has also met and discussed this pedestrian improvement project with Councilman Andrew Friedson and his Chief of Staff Cindy Gibson. They both enthusiastically support improving the through-block connection. Councilman Friedson told me he would coordinate with Peter Fosselman to insert this project in a future CIP budget.

Brown Development will continue to advocate for improving this through-block connection. I have followed up with Councilman Friedson and Regional Director Fosselman on numerous occasions. I am confident that this project will move forward.

If you have any questions, please let me know.

Thanks,

Doug

From: [David Long](#)
To: [MCP-Chair](#)
Subject: Comment on the development of Battery Lane Site C
Date: Sunday, February 12, 2023 12:06:51 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello,

I'm a resident of the Stonehall condominium located across the street from the planned Battery Lane development site C. I am concerned regarding the high height and size of the planned building. As planned, this large building will tower over the adjacent structures and dramatically change the neighborhood. Further there will be corresponding increases in local traffic and difficulty parking. A more modestly sized building seems more appropriate for the small lot.

Regards,
David Long

From: [med saad](#)
To: [MCP-Chair](#)
Subject: A tenant testimony : Battery Lane Site C, Site Plan No. 820220230 (4900 battery ln)
Date: Tuesday, February 14, 2023 3:10:14 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello,

I would like to submit my opinion about the construction of the 4900 battery ln, since I may be affected, with the level of communication by Aldon, I am not really sure what's really happening and when it's happening.

My name is Mohammed Saad, and I am a tenant at 4900 battery ln, apt 411 Bethesda, MD.

Aldon never cared about its residents, I have been at that address for about 2 years and I know other tenants in the same building who feel the same way. Aldon never offered any real help to solve the building issues, the building is always dirty and has pest issues. Just a few months back, Aldon increased my rent with an unexpected and unplanned 15% and they put appropriate attention to it but when it comes to notify residents about the constructions, they just posted a paper a week ago to "notify" us which put us on stress and still not sure why they extended my rent if they are planning to renovate the building!

That being said, the problem with the building is not because the building is old, I have lived in another old building on the same lane (another company) and the service was perfect, and their management and maintenance were extremely professional and helpful. I have never seen a roach or a rat in that building.

Aldon building (4900) is filthy, heat/AC doesn't work properly, pipe waters comes out with a reddish color sometimes, full of roaches and rats, (I have a video recorded of rats comes from/to the AC/heat units), Honestly I think the management doesn't care, the building can still be maintained if they have some respect to the tenants .

My opinion on this construction matter on 4900 battery ln, The communication is awful and the stress caused is heavy, I think it should be some consideration and special attention to the current tenants, a rent freeze and financial help to relocate would be the least appropriate action for this unplanned and stressful situations they are causing us also some communication is needed from the management.

Best regards

Mohammed Saad. tenant at 4900 battery ln, apt 411 Bethesda, MD.

From: [Anne Middleswarth](#)
To: [MCP-Chair](#)
Subject: Comments on Battery Lane Site C Site Plan
Date: Wednesday, February 15, 2023 12:35:24 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

At the Feb. 16, 2023 meeting of the Montgomery County Planning Board, one agenda item is the Battery Lane Site C Site Plan to replace existing rental buildings at 4890 and 4900 Battery Lane with a mid-rise, upscale rental building. I'm a current tenant in Building 4890. It's discouraging to know another new apartment building is coming to Bethesda that will be unaffordable to many people seeking rental housing in the area.

As the development plan proceeds, people renting in 4890 and 4900 must look for new housing, and affordable options are dwindling. Is it possible for the planning board to make the following conditions part of the developer's responsibility to help ease the situation for tenants?

- Properly maintain buildings 4890 and 4900 (e.g. security and safety issues, heating and a/c systems, plumbing, laundry facilities) for as long as they are occupied
- Provide a rent freeze for existing tenants in 4890 and 4900 given remaining time in the buildings is limited and no improvements are anticipated
- Proactively provide notice of available apartments in other Aldon-managed buildings to assist tenants who must relocate

Please consider ways the planning board or other offices within Montgomery County government can assist residents of the county displaced by urban development and facing vanishing affordable housing options.

Sincerely,

Anne Middleswarth

From: [MARVA VIN](#)
To: [MCP-Chair](#)
Subject: Testimony-4900 battery Lane Apt 409
Date: Wednesday, February 15, 2023 1:29:33 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good afternoon,

I live at 4900 Battery Ln, Apt 409 with my son a Disabled Veteran and I have complained to the Management about smoke coming to my apartment for a while, but they have not been listening or doing anything about it. I don't know if the smoke is coming under the door or through the vents but it's unbearable.

It has affected me and my son to the point that we have gotten sick. I have headache all the time now and now my throat is bothering me.

Management do not respond to us and are never available to talk or write back. I believe because the building is about to be demolished, they don't care about the tenants anymore. All they care about is our rent money.

I want to move out by the end of February before our health get worse.

My son has emailed them a letter from his doctor at the Veterans Affairs, but they have never responded. When you call the Manager is always out of State. I am going to the doctor next Tuesday to see how much damage the smoke has done to my lungs.

Sincerely,
Marie Valcourt
301 996-5902
4900 Battery Lane, Apt. 409
Bethesda, MD 20814
myvalcourt@gmail.com

--

C