Item 7 - Correspondence

From: FARHAD moayyad
To: MCP-Chair
Subject: 7126 Wisconsin Avenue
Date: Tuesday, September 12, 2023 10:07:21 AM

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

Greetings,
As a unit owner of [redacted], I am writing this email to express my concerns & make suggestions for the proposed plan for 7126 Wisconsin Ave.
I have studied the proposed plan for this building. My concerns are:
- The proposed plan makes this tall building too close to the 7111 Woodmont building on the north side. Compromising privacy in units & blocking natural light.
- The proposed plan will create additional traffic, noise, & congestion on local streets (Miller & Bethesda Avenues).
- The proposed loading dock on Miller Avenue will be a source of additional trucking noise & possible rat/mouse infestation next to 7111 Woodmont avenue.

In order to mitigate my above concerns, I would like to propose the following modifications to the plan for 7126 Wisconsin Avenue:
- On Miller Avenue side, move the building away from the avenue at least 10 yards towards the north side. Creating a wider sidewalk & space.
- Reduce the height of the proposed building by at least 5 floors.

Thank you for your consideration. If you have any questions on my email, I can be reached at the phone number under my signature.
Regards,
Farhad Moayyad
[redacted]

From: Bossi, Adam
To: Mencarini, Katherine
Subject: FW: 7126 Wisconsin Avenue Development Application Comment
Date: Wednesday, September 13, 2023 9:28:05 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

General traffic concern noted in emails below.

Adam Bossi
Planner III, Downcounty Planning Division
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
adam.bossi@montgomeryplanning.org
o: 301 495 4529

2D690ACD

From: Bossi, Adam
Sent: Tuesday, September 12, 2023 11:18 AM
To: Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; HDlhopolsky <HDlhopolsky@wiregill.com>
Subject: FW: 7126 Wisconsin Avenue Development Application Comment

Another new public comment was received. See the emails below.

Thanks.

Adam

Adam Bossi
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adam.bossi@montgomeryplanning.org
o: 301 495 4529

2D690ACD

From: Bossi, Adam
Sent: Tuesday, September 12, 2023 11:17 AM
To: [redacted]

Subject: 7126 Wisconsin Avenue Development Application Comment

Good morning, Farhad,

Thanks for taking the time to share your input on the proposed project at 7126 Wisconsin Avenue. Your comments will be provided to the Planning Board members and applicant team for their consideration.

From your message, it sounds like you may have been able to review proposal plans online. There is also a staff report available online as well; linked here. The report is a compilation of analysis and recommendations from Planning Department and public agency staff for the Planning Board's consideration. At a minimum, it may provide some additional information and context about the development proposal.

If you are interested, you can also provide additional testimony in-person or virtually at the Planning Board's upcoming hearing on this proposal. The hearing is scheduled for this Thursday, September 14, with a tentative start time of approximately 3pm.

Please feel free to reach out if you have any additional comments or questions. Thanks again.

Adam

Adam Bossi
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Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
adam.bossi@montgomeryplanning.org
o: 301 495 4529

2D690ACD

---------- Original Message ----------
From: FARHAD moayyad <[redacted]>;
Received: Tue Sep 12 2023 10:07:21 GMT-0400 (Eastern Daylight Time)
To: MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; MCP-Chair # <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;
Subject: 7126 Wisconsin Avenue

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Greetings,

As a unit owner of [redacted], I am writing this email to express my concerns & make suggestions for the proposed plan for 7126 Wisconsin Ave.

I have studied the proposed plan for this building. My concerns are:
- The proposed plan makes this tall building too close to the 7111 Woodmont building

on the north side. Compromising privacy in units & blocking natural light.
- The proposed plan will create additional traffic, noise, & congestion on local streets (Miller & Bethesda Avenues).
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- On Miller Avenue side, move the building away from the avenue at least 10 yards towards the north side. Creating a wider sidewalk & space.
- Reduce the height of the proposed building by at least 5 floors.

Thank you for your consideration. If you have any questions on my email, I can be reached at the phone number under my signature.

Regards,

Farhad Moayyad
[redacted]

From:	Carolyn Weiss
To:	MCP-Chair
Cc:	Mark Bernstein
Subject:	opposition to height of building at 7126 Wisconsin Avenue--hearing on Thursday 9/14
Date:	Tuesday, September 12, 2023 10:55:52 PM

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Hello,

There will be a hearing/meeting on a proposal for a building at 7126 Wisconsin Avenue on Thursday afternoon/evening. We own a condominium at 7111 Woodmont Avenue, Crescent Plaza, just south of the proposed building, on the other side of the small street Miller Avenue. It is imperative that the building being proposed be as limited as possible.

Several years ago, the Planning Board approved a building next to Crescent that is South/East of our building, the Solair, at 7077 Woodmont Avenue. It is hard to describe and harder to believe it was approved as is. Part of Crescent Plaza--two tiers--are literally blocked by the Solair. With a good pole, the people on the balcony of Crescent in those tiers could touch the Solair. There is no view except of the side of the Solair. Light is all but gone. And the value of those tiers was decimated. With it, went the value of our unit and every other, which has remained static, as the comps kill us.

We are among the lucky ones in that we're not one of those two tiers, and we still have a lot of light because the buildings across Miller Avenue, which we face, are one-story. However, Miller is a small street. A tall building will all but strip the north side of the building of light as well.

Montgomery County keeps talking about affordable housing. Our building is one of the limited (if not only) remaining mid-to-lower-end condo buildings in downtown Bethesda, yet the Planning Board is slowly making it the pariah of the area and treating its tenants as worth less than those who pay for the luxury buildings.

Please don't just rubber-stamp another high-rise without regard to the other buildings in the area. Enough damage has already been done.

Thank you,
Carolyn Weiss
[redacted]

From: Mark Bernstein
To: MCP-Chair
Subject: 7126 Wisconsin - comments for hearing on 9/14/23
Date: Tuesday, September 12, 2023 10:56:51 PM

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

Dear Board,

I submit these comments **in opposition to the planned development at 7126 Wisconsin Avenue.** Crescent Plaza condominium (our condo), located at 7111 Woodmont Avenue, and just across Miller Avenue from the planned development at 7126 Wisconsin, was already the victim of the approval of the Solaire building going up a few years ago at 7077 Woodmont Avenue. The Solaire was built just yards away and blocked the view and sunlight for Crescent Plaza residents facing both south and east.

Now, a few years later, another tall structure (7126) is planned to surround Crescent Plaza condo, this time to the north, which will effectively box in portions of *three* sides of Crescent Plaza! People who bought condos at Crescent Plaza counted on sunlight not being snatched away; sunlight is something any person should be able to have shine into their home. It affects mood and quality of life.

Sunlight was effectively taken away from some Crescent Plaza residents facing south and east after the approval of the Solaire so close to Crescent Plaza a few years ago, and with the planned height of a structure (up to 225 feet!) at 7126 Wisconsin, that is what could also happen to those facing north if this is approved in its current form. **The height that is ultimately approved for 7126 Wisconsin should take into consideration those living at Crescent Plaza, so that they can continue to receive sunlight in their homes**.

Thank you for listening.

Mark Bernstein
[redacted]

From: Bossi, Adam
To: Dickel, Stephanie; HDIhopolsky
Cc: Mencarini, Katherine
Subject: Public comments / question FW: Site Plan No. 820230020
Date: Monday, September 11, 2023 4:10:19 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

Hi Heather and Stephanie,

FYI below. I received public comments/questions on the 7126 Wisconsin Avenue proposal today from one community member today. The email and my response are below for your reference.

Katie – copying you as well as the resident touches on transportation concerns.

Adam

Adam Bossi
Planner III, Downcounty Planning Division
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
adam.bossi@montgomeryplanning.org
o: 301 495 4529

2D690ACD

From: Bossi, Adam
Sent: Monday, September 11, 2023 4:08 PM
To: jean salemme [redacted]
Subject: RE: Site Plan No. 820230020

Hi Jean,

Thanks for reaching out with your questions about the Site Plan for 7126 Wisconsin Avenue.

To answer your questions – first, you can find the Site Plan application documents for this proposal via the Planning Department's Development Activity Information Center (DAIC). The link here will bring you to the Site Plan files on DAIC.

- *What is the distance allowed from the proposed apartment window and the Crescent Plaza window?*

The proposed building will be across Miller Avenue from the Crescent Plaza building. The project site will have wider sidewalks on its side of Miller Avenue, along with space for landscaping, so the new building will

be set a bit further back into the property than where the existing buildings and perpendicular parking is currently located (by the deli and wine/beer shop) when looking from the Crescent building.

- *If the proposed development plans to use Miller Avenue for truck traffic, and resident entry and exit from a parking garage, this is a problem. Miller Avenue currently is not a normal width road, more like an access road. The current car/truck volume on Miller Avenue currently is nearly too much. I do not see how the potentially large truck/car volume on Miller Avenue with the proposed large high rise should be allowed.*

The traffic pattern you noted was considered in the project's parking and loading plans. The proposed building's underground parking garage for resident/visitor cars will be accessed from Bethesda Avenue. The loading dock for service and delivery is planned for Miller Avenue, essentially where the parking lot for the vacant bank is now.

The Planning Board's public hearing on the proposal is this Thursday 9/14. You can sign up to testify (in person or virtually) at the hearing and/or submit written testimony for the Board's consideration on this proposal if you'd like. The deadline to sign up to testify or submit any additional feedback for the Board's consideration on this application is this Wednesday 9/13 at noon. I'm happy to forward any additional written comments you may have to the Board, feel free to email me directly.

I hope these answers are helpful. Please feel free to reach out with any additional questions. Thanks.

Adam

Adam Bossi
Planner III, Downcounty Planning Division
Montgomery County Planning Department
2425 Reedie Drive, Wheaton, MD 20902
adam.bossi@montgomeryplanning.org
o: 301 495 4529

2D690ACD

From: jean salemme <[redacted]>
Sent: Monday, September 11, 2023 12:28 PM
To: Bossi, Adam <Adam.Bossi@montgomeryplanning.org>
Subject: Site Plan No. 820230020

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Hello.

I live at the [redacted], MD. One side of the [redacted] Plaza faces Miller Avenue, the location for the proposed building, Site Plan 820230020.

I am a resident interested in the impact this proposed building will have on Crescent Plaza.

Some concerns right now:

If the proposed apartments look directly into Crescent Plaza units, Crescent Plaza residents will not be able to enjoy looking out their windows.

What is the distance allowed from the proposed apartment window and the Crescent Plaza window?

If the proposed development plans to use Miller Avenue for truck traffic, and resident entry and exit from a parking garage, this is a problem. Miller Avenue currently is not a normal width road, more like an access road. The current car/truck volume on Miller Avenue currently is nearly too much. I do not see how the potentially large truck/car volume on Miller Avenue with the proposed large high rise should be allowed.

Sincerely,
Jean Salemme
[redacted]