

From: [Ivan & Kristie Galic](#)
To: [Bogdan, Grace](#)
Subject: Concerns re: Lot 25 Development (Bethesda)
Date: Monday, March 18, 2024 1:08:16 PM

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

My name is Ivan Galic. My wife and I reside at 4606 Maple Avenue, Bethesda. Our home is located approx. 1/2 block east of Lot 25. We have lived here since 1996.

I would like to express a significant concern associated with the proposed development of Lot 25.

The proposed development will have an adverse and inequitable impact on (1) traffic, (2) on-street parking, and (3) pedestrian safety on the 4700 and 4600 blocks of Maple Avenue specifically and on the East Bethesda neighborhood generally. As proposed, the only entrance to the 145-space parking garage to the new property to be constructed on Lot 25 will be on the 4700 block of Maple Avenue. Also, the only service bay is proposed to be located mere steps East of the parking garage entrance. As a result, the volume of vehicular **traffic** entering and exiting the 4700 block of Maple Avenue will increase significantly. The additional vehicular traffic will make it even more difficult to gain access to both the Northbound and Southbound lanes of Wisconsin Avenue from the 4700 block of Maple Avenue. Also, the additional vehicular traffic will make it more difficult to enter the 4700 block of Maple Avenue from southbound Wisconsin Avenue, particularly during rush hour.

Concerning **parking**, it is imperative that the residents of the new property to be constructed on Lot 25 not be granted neighborhood parking privileges and be required to park in the garage only. The 4700 and 4600 blocks of Maple Avenue cannot absorb an influx of additional on-street parkers. Parking is only allowed on the northern side of the 4700 block of Maple Avenue, which has already created a limitation. The 4600 block of Maple Avenue permits parking on both sides of the street, but the street is narrow and not all homes on the 4600 block of Maple Avenue have driveways and/or garages. Property owners/tenants often park on the street. It is difficult for school buses, garbage trucks, etc., to navigate this block, especially when cars are parked on both sides of the street. Regarding **pedestrian safety**, many residents of the East Bethesda neighborhood walk to grocery stores, restaurants etc. located in Bethesda. Residents of Maple Avenue (4700, 4600, 4500, 4400 and 4300 blocks) and neighboring streets often walk westbound on Maple Avenue to Wisconsin Avenue (and back) - right past the proposed garage and service bay entrances. A significant increase in the number of vehicles entering and exiting the *only* proposed garage and service bay entrance on the 4700 block of Maple Avenue will place pedestrians at greater risk.

To address these concerns and to mitigate the adverse and inequitable impact of the proposed Lot 25 development on Maple Avenue, the developer should re-engineer the proposed building design by constructing a second parking garage entrance

and/or service bay entrance one block south on Highland Avenue. This will better distribute the flow of cars entering and exiting the new building and address the on-street parking and pedestrian safety concerns noted above.

From: [A & J Benzmiller](#)
To: [Bogdan, Grace](#)
Subject: East Bethesda Redevelopment of Lot 25 (parking lot at intersection of Maple Ave and Tilbury Wisconsin)
Date: Friday, March 15, 2024 5:19:33 PM

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Dear Ms. Bogdan,

I am reaching out to share my strong concerns about the proposed plan for redevelopment of Lot 25 in East Bethesda. The text of my email was drafted by my neighborhood group, but I share all of the concerns below.

As proposed, the plans for Lot 25 have the potential to pose both a potential safety risk (e.g., with changes to traffic patterns) as well as meaningful general/economic harm to my neighborhood. By far the biggest area of concern is the placement of all of the entries/exits for both the parking and trash on Maple Ave., which disproportionately harms residents, as opposed to the planned business use redevelopment on Highland Ave.

In addition:

Parking entrance / exit exclusively on Maple (vs. Highland Ave.)

Today there is two-way traffic, and Highland Ave. is far more heavily utilized.

Hazards with large vehicles (not to mention the eyesore and sanitary concerns.)

The plan as drawn exclusively will impact residential dwellings (Maple Ave.) vs. commercial use (Highland).

At the December 4th public meeting, when the development team was asked about this decision, it was explained primarily as financial (cost savings) for the developer. This is not a sufficient rationale in light of the impact of the project on neighborhood residents.

Respectfully,

Andrew Benzmiller
7914 Chelton Rd.
Bethesda, MD 20814

From: [Aaron Katz](#)
To: [Bogdan, Grace](#)
Subject: Fwd: Concerns re: Lot 25 Development (Bethesda)
Date: Monday, March 18, 2024 5:41:16 PM

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

Ms. Bogdan,

My name is Aaron Katz. My wife and I reside at 4607 Maple Avenue, Bethesda. Our home is located approx. 1/2 block east of Lot 25. We have lived here since 2018.

I would like to express a significant concern associated with the proposed development of Lot 25. As proposed, the only entrance to the 145-space parking garage to the new property to be constructed on Lot 25 will be on the 4700 block of Maple Avenue. Also, the only service bay is proposed is to be located mere steps East of the parking garage entrance. As a result, the volume of vehicular **traffic** and trucks entering and exiting the 4700 block of Maple Avenue will increase significantly.

The additional vehicular traffic will make it even more difficult to gain access to both the Northbound and Southbound lanes of Wisconsin Avenue from the 4700 block of Maple Avenue. Also, the additional vehicular traffic will make it more difficult to enter the 4700 block of Maple Avenue from southbound Wisconsin Avenue, particularly during rush hour. Placing the bay on Maple will cause a permanent and ongoing disturbance to our currently quiet residential community. I believe it will also cause a safety concern as the street is very narrow with cars parking on one side of it.

Concerning **parking**, it is imperative that the residents of the new property to be constructed on Lot 25 not be granted neighborhood parking privileges and be required to park in the garage only. All the blocks of Maple Avenue cannot absorb an influx of additional on-street parkers. Currently parking is only allowed on the northern side of the 4700 block of Maple Avenue, which has already created a limitation. Parking on the 4600 block of Maple Avenue currently requires parking permits on either side of the street, but the street is narrow and not all homes on the 4600 block of Maple Avenue have driveways and/or garages. Property owners/tenants often park on the street. Even without this new development in place, it is nearly impossible

for for school buses, garbage trucks, etc., to navigate this block, especially when cars are parked on both sides of the street. In fact, just this weekend my family witnessed a fire truck barely able to navigate down the street due to the small size of the street and cars being parked on both sides.

Regarding **pedestrian safety**, many residents of the East Bethesda neighborhood walk to grocery stores, restaurants etc. located in Bethesda. Residents of Maple Avenue (4700, 4600, 4500, 4400 and 4300 blocks) and neighboring streets often walk westbound on Maple Avenue to Wisconsin Avenue (and back) - right past the proposed garage and service bay entrances. A significant increase in the number of vehicles entering and exiting the *only* proposed garage and service bay entrance on the 4700 block of Maple Avenue will place pedestrians at greater risk, and could cause an injury to either pedestrians or bikers. Indeed, both my son and I ride down this block several times a week on our bikes.

To address these concerns and to mitigate the adverse and inequitable impact of the proposed Lot 25 development on Maple Avenue, the developer should be required to re-engineer the proposed building design by constructing a second parking garage entrance and/or service bay entrance one block south on Highland Avenue. This will better distribute the flow of cars entering and exiting the new building and address the on-street parking and pedestrian safety concerns noted above.

Thank you for your attention to this matter.

Sincerely,

Aaron Katz

From: [Claire Milam](#)
To: [Bogdan, Grace](#)
Subject: Proposed entrance to Lot 25.
Date: Friday, March 15, 2024 12:45:39 PM

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

Dear Grace,

I am reaching out to share some very strong concerns about the plan as proposed for the project for lot 25.

As proposed, the plans for lot 25 have the potential to pose both a potential safety risk (e.g., with changes to traffic patterns) as well as meaningful general/economic harm to those of us who live in the East Bethesda neighborhood, and specifically those of us living in the first few blocks off of Wisconsin Ave.. By far the biggest area of concern is the placement of the entry/exit for both the parking and trash on Maple Avenue which disproportionately harms residents as opposed to the planned business use redevelopment on Highland.

A few more detailed thoughts on both below:

Parking entrance / exit exclusively on Maple (vs. Highland Ave.)

Today there is two-way traffic and empirically it seems that Highland is far more heavily utilized

The plan as drawn exclusively will impact residential dwellings (Maple Ave.) vs. commercial use (Highland)

At the December 4th public meeting with the development team when asked about this decision it was explained primarily as financial (cost savings) for the developer which is an incredibly insufficient rationale in my opinion. Has any environmental impact analysis been done? There will be increased exhaust fumes in a residential area which will have a negative impact on air quality.

Loading and trash on Maple ave.

- Compounding the issue above + creating hazard with large vehicles (not to mention eyesore and sanitary concerns)
- As residents near this area, we already struggle w rats, adding another trash site nearby will exacerbate the problem.
- Traffic and trash noise pollution will increase for residents of Maple and Rosedale Aves.

I am a neighbor on Rosedale Ave. We are already impacted by all of the new construction and Downtown Bethesda Plans which seem to prioritize the developers over the residents. Please push back on the developers' plans and move the trash and garage entrance to Highland.

Thank you Grace. I appreciate your consideration of this request.

Claire M, Rosedale Ave

Sent from my iPhone

From: [Ben Arnstein](#)
To: [Bogdan, Grace](#)
Cc: [Leila Kutler](#)
Subject: Public comment on PLD Lot 25 Redevelopment (plan# 320240070)
Date: Tuesday, March 12, 2024 10:52:43 AM

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Hi Grace -- per the letter received from Selzer Gurvitch legal team, I am reaching out to share some very strong concerns about the plan as proposed for the above project.

We have a young child and based on my reading it seems like there is a high likelihood that first and foremost it will pose a potential safety risk (e.g., with changes to traffic patterns) as well as meaningful economic harm to us with regard to home value. By far the biggest area of concern is the placement of all of the entry/exit for both the parking and trash on Maple avenue. A few more detailed thoughts on both below:

- Parking entrance / exit exclusively on Maple (vs. highland ave)
 - Today there is two-way traffic and empirically it seems that highland is far more heavily utilized
 - The plan as drawn exclusively will impact residential dwellings (Maple Ave.) vs. commercial use (Highland)
 - At the December 4th public meeting with the development team when asked about this decision it was explained primarily as financial (cost savings) for the developer which is an incredibly insufficient rationale in my opinion
- Loading and trash on Maple ave.
 - Compounding the issue above + creating hazard with large vehicles (not to mention eyesore and sanitary concerns)

Without speaking directly for others, at the meeting there was what felt like unanimous consensus from the community that the ingress/egress on Maple was of great concern.

This is my first time going through a review process with Montgomery County so please let me know how I can effectively drive the (absolutely necessary) changes to the plan outlined. The above issues are of greatest concern to me and my family and will happily do anything and everything in my power to help get these issues resolved in an appropriate manner.

Thanks,
Ben Arnstein
703-975-5011