

Item 7 - Correspondence

From: [Ben Arnstein](#)
To: [MCP-Chair](#)
Subject: Re: Public comment on planning board hearing for PLD Lot 25 Redevelopment
Date: Tuesday, May 28, 2024 4:35:50 PM

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

Mailing address for comments (reposted below: 4707 Maple Ave, Bethesda, MD 20814

Hello -- per the card received in the mail, I am reaching out to share some very strong concerns about the plan as proposed for the above project and would like captured in the record for the May 30th hearing.

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 initial public 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

On Tue, May 28, 2024 at 4:32 PM MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

| Thank you for this message. If you have submitted written testimony for a Planning Board

item, please be sure to include your mailing address to satisfy proper noticing requirements.
You may provide this to MCP-Chair@mncppc-mc.org