

| Written Testimony for the Bethesda Downtown Plan Minor Master Plan Amendment Planning Board Public Hearing | | | | | | |
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| Date | MC Tracker Ticket Number | Name | Association | Plan Section | Testimony or Comments | Staff Response |
| 11.13.2024 | MCP-169393-Z2D4 | Kevin Kehus | St. John's Norwood Church | Development Cap, PIP | Support eliminating development cap and increase to PIP rate. | Comment Received |
| 11.16.2024 | MCP-169522-Y6T0 | Ryan M. Harrison | Resident | Transportation, Affordable Housing | Supporting sustained and improved transit service; affordable housing, including NOAH | Comment Received |
| 11.19.2024 | MCP-169601-C7B5 | Elaine Akst | Resident | Development Cap, PIP | Oppose removal of development cap, citing impacts to schools and transportation; support requirement for bird-safe building design; support more PIP and paid up front. | Comment will be reviewed during Planning Board work sessions |
| 11.23.2024 | MCP-169738-G2K5 | Lloyd Guerci | Resident | Development Cap, Affordable Housing, Transportation | Oppose increasing cap. Incremental development cap increases should be tied to park creation. Housing recommendations inadequate. Plan does not adequately address loading vehicles blocking public streets. | Comment will be reviewed during Planning Board work sessions |
| 11.24.2024 | MCP-169747-P8W5 | Dedun Ingram & Jack Alexander, Co-Chairs | Bethesda Downtown Plan Implementation Advisory Committee | Development Cap, PIP | Support eliminating development cap if "multiple check-in points" to ensure community resources keep pace with development and that public policy and funding mechanisms to support implementation are in place. Support increase in PIP rate and encourages alternative funding sources. | Comment will be reviewed during Planning Board work sessions |
| 11.25.2024 | | Rob Eisinger | ProMark Development | Development Cap, PIP, BOZ | Support eliminating development cap; oppose recommended increase to PIP rate; support moving PIP payment to final building inspection; support eliminating BOZ "use or lose" provision. | Comment will be reviewed during Planning Board work sessions |
| 11.26.2024 | MCP-169807-N0Q2 | Bryan Cannon | Resident | Development Cap | Oppose eliminating development cap. Road system cannot handle additional traffic. Development diminishes quality of life. | Comment Received |
| 11.26.2024 | MCP-169822-B4R2 | Geoff Sharpe | Federal Realty | Development Cap, PIP | Planning Board should practice restraint in considering increased PIP rate. Support elimination of development cap. | Comment will be reviewed during Planning Board work sessions |
| 11.26.2024 | MCP-169825-Q2F4 | Leanne Tobias | Resident | Development Cap, Affordable Housing, Transportation | Removing development cap will increase area traffic. New development should be required to provide more affordable housing. Additional development should be contingent upon new parks and other public amenities. More vibrant urban landscape. | Comment will be reviewed during Planning Board work sessions |
| 11.27.2024 | | Jonathan Rogers | MDOT | Transportation | Support for development centered around transit, walking and bicycling. Support recommendation for enhanced transit service connecting downtown Bethesda to nearby residential neighborhoods and regional centers of activity. Support broadening recommendation to expand transit support facilities needed to accommodate enhanced transit services. | Comment will be reviewed during Planning Board work sessions |
| 11.27.2024 | MCP-169843-P3B2 | Stephen Seidel | Resident | General | The plan lacks critical information about key assumptions essential for the public to be able to understand the transportation metrics which serve as the sole basis for justifying the removal of the cap. The plan fails to include critical information about projected population growth in Bethesda under the tested scenarios. | Comment will be reviewed during Planning Board work sessions |
| 11.27.2024 | MCP-169848-W5B0 | Todd Hoffman | Town of Chevy Chase | Development Cap, Additional review | Recommend implementing periodic, data-driven, holistic reviews of cumulative development impacts, incorporating opportunities for community input before removing development cap. Use holistic review to develop sufficient data and actionable strategies for achieving key goals. Regular reviews, based on updated data, would enable adaptive and responsive development policies and build confidence that growth is being managed responsibly and in alignment with both current needs and future aspirations. | Comment will be reviewed during Planning Board work sessions |

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| 11.27.2024 | MCP-169849-K1C8 | Andy Leon Harney | Chevy Chase Village Section 3 | Development Cap, Affordable Housing | The County must make good on the promises of the 2017 Master Plan including public facilities and amenities, before eliminating the cap. Recommend frequent, periodic assessment (not just monitoring) of the status of grown so that all the necessary improvements can be made. The County must provide the public with detailed metrics on the impact of eliminating the development cap. More density brings more traffic. Diverse housing types and price points that would appeal to diverse income levels and races are absent. | Comment will be reviewed during Planning Board work sessions |
| 11.27.2024 | MCP-169850-F4N4 | Joan Barron | Resident | Development Cap, Parks | More development will bring more traffic to Wisconsin Avenue and environmental impact to Little Falls stream valley. Has not heard of concrete plans for parks. | Comment Received |
| 11.27.2024 | MCP-169855-M0K3 | Meg Jones | Resident | Development Cap | Opposed to lifting development cap: too much traffic, limited parking, lack of green space and overcrowded schools. | Comment Received |
| 11.27.2024 | MCP-169857-Q3N1 | Elizabeth Rogers | Lerch, Early & Brewer | Density Cap, BOZ, Affordable Housing | Representing property owner on Arlington Road and Montgomery Lane. Request to expand Height Incentive Area to include properties between Arlington Road and Woodmont Avenue not already included. Not support PIP rate increase. Support removal of density cap and use-or-loose provision. | Comment will be reviewed during Planning Board work sessions |
| 11.27.2024 | MCP-169858-Z2K2 | Howard Schoenholtz | Resident | Development Cap | Oppose lifting development cap. | Comment Received |
| 11.27.2024 | MCP-169861-L3Z1 | Naomi Spinrad | Resident | Transportation, Environment, General, Development Cap, Additional Review | Concern about additional cut-through traffic from more development. Concern about greenhouse gas impact of additional development. Economic analysis is confusing and often contradictory to the statements in the recommendations. More data needed to justify recommendations. If you decide at this time to increase or eliminate the cap, there must be check-ins at regular intervals with identified benchmarks to ensure that infrastructure and amenities catch up - and keep up - with development. | Comment will be reviewed during Planning Board work sessions |
| 11.27.2024 | MCP-169862-Y1S3 | Dennis and Donna Fey Collins | Resident | Density Cap | Removing the density cap would increase population, downgrade quality of live. Not one new park has been delivered. Bethesda has existing high vacancy rates. | Comment Received |
| 11.27.2024 | MCP-169864-R7B7 | Victor Bonilla | Greenwich Forest Citizens Association | Density Cap, Parks, Transportation | Additional development will negatively affect air quality. No new parks have been delivered. Bethesda has existing high vacancy rates. Traffic is at an all-time high. | Comment Received |
| 11.27.2024 | MCP-169866-R4C8 | Dedun Ingram | Resident | General, Development Cap, Additional Review, PIP | Insufficient data or inaccurate to support recommendations. Support lifting the development cap in Bethesda provided additional analyses conducted now to rectify the weaknesses in the analyses done thus far indicate no issues and provided several check-in points are included in the Bethesda Overlay Zone. These check-ins should evaluate whether the five transportation metrics used to assess master plans are within the acceptable limits. Support PIP rate increase but need to find other sources of park funding. | Comment will be reviewed during Planning Board work sessions |
| 11.27.2024 | MCP-169868-F2G6 | Stacey Wolf | Resident | Development Cap, Affordable Housing | The County must make good on the promises of the 2017 Master Plan including public facilities and amenities, before eliminating the cap. Recommend frequent, periodic assessment (not just monitoring) of the status of grown so that all the necessary improvements can be made. The County must provide the public with detailed metrics on the impact of eliminating the development cap. More density brings more traffic. Diverse housing types and price points that would appeal to diverse income levels and races are absent. | Comment will be reviewed during Planning Board work sessions |

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| 11.27.2024 | MCP-169869-W4M5 | Richard Hoye | Resident | Development Cap, Transportation | Supports removing Density Cap on Bethesda, a number of transportation-related improvements to enhance pedestrian and bike safety. redesigning the Bethesda Metro Station are into a "Union Station" style experience and enhanced pedestrian functionality. | Comment Received |
| 11.27.2024 | MCP-169871-Y7X7 | Lorena Cano | Resident | Development Cap | More development can lead to safety, traffic, and environmental impact issues. | Comment Received |
| 12.1.2024 | MCP-169963-S9R2 | Dr. Elizabeth Katz | Resident | Development Cap | Oppose removing density cap, with concern about traffic and schools. | Comment Received |
| 12.2.2024 | MCP-169970-W2N6 | Nora Shler | Resident | Development Cap | Oppose removing density cap. | Comment Received |
| 12.2.2024 | MCP-169981-Y2V0 | Barbara Voorhees | Resident | Development Cap | Oppose removing density cap. | Comment Received |
| 12.2.2024 | MCP-169984-X8W8 | Nina and Noah Merlin | Resident | Development Cap | Oppose removing density cap. | Comment Received |
| 12.2.2024 | MCP-169996-D4T9 | Gregory Maged | Resident | Development Cap | Oppose removing density cap. | Comment Received |
| 12.2.2024 | MCP-170022-F3R7 | Matthew Gordon | Bethesda LLC | Development Cap | Supports removing density cap. | Comment Received |
| 12.2.2024 | MCP-170023-B6C8 | Laura Hambleton | Resident | Development Cap | Additional development will have negative environmental and traffic impacts. Hold on lifting the cap. | Comment Received |
| 12.2.2024 | MCP-170029-V7V4 | Barbara Felker | Resident | Development Cap | Oppose removing density cap. | Comment Received |
| 12.3.2024 | MCP-170059-C0B2 | Shaheda Sultan | Resident | Development Cap | Oppose removing density cap. | Comment Received |
| 12.4.2024 | MCP-170078-L2S6 | Harisch Sood | Resident | Development Cap | Oppose removing density cap. | Comment Received |
| 12.4.2024 | MCP-170079-J4L7 | Robert Lipman | Resident | Development Cap, Parks | No new development until parks are built. | Comment Received |
| 12.4.2024 | MCP-170080-B3B3 | Frederica Weiner | Resident | Development Cap | Oppose more development. | Comment Received |
| 12.4.2024 | MCP-170082-R6J5 | Mike Dutka | Resident | Development Cap | Support removing density cap. Oppose Park impact tax. | Comment Received |
| 12.4.2024 | MCP-170091-Q4V8 | Matt Gaegler | Resident | Development Cap | Support removing density cap. | Comment Received |
| 12.4.2024 | MCP-170099-Q0V5 | Dale Ingrid Barnhard | Resident | Development Cap | Oppose removing development cap | Comment Received |
| 12.4.2024 | MCP-170103-Y8Z5 | Joan Barron & Shelley Yeutter | Chevy Chase West Neighborhood Association | Development Cap, Transportation, Parks, Environment | Additional development will negatively impact traffic, parks, and the environment. Oppose removing development cap. | Comment Received |
| 12.4.2024 | MCP-170210-Q3R6 | Ann Telma | Resident | Development Cap, Parks | No new development until parks are built. | Comment Received |
| 12.9.2024 | MCP-170214-S4Y5 | Robert Dalrymple & Matthew Gordon | 8001 Wisconsin Avenue, LLC | Development Cap, PIP | Support recommendations. Proposes language allowing PIP credit for land not dedicated to Parks but subject to public access easement. | Comment will be reviewed during Planning Board work sessions |
| 12.9.2024 | MCP-170215-R1Z9 | Robert | Resident | Development Cap | Oppose removing development cap | Comment Received |
| 12.9.2024 | MCP-170217-W5N9 | Eamon Vahidi | Resident | Development Cap | Support removing density cap | Comment Received |
| 12.9.2024 | MCP-170218-C5F8 | Elizabeth Tish | Resident | Development Cap | Support removing density cap | Comment Received |
| 12.9.2024 | MCP-170219-V8R9 | Anna Irwin | Resident | Development Cap | Oppose more development in Bethesda | Comment Received |
| 12.9.2024 | MCP-170220-V1C9 | Catherine Cecere | Resident | Development Cap | Oppose removing development cap | Comment Received |
| 12.9.2024 | MCP-170221-D8S3 | Yvonne Bennett | Resident | Development Cap | Oppose removing development cap | Comment Received |
| 12.9.2024 | MCP-170223-Q5P4 | Scott Bonney | Resident | Parks | Suggests holding public design workshops for Capital Crescent Civic Green | Comment Received |
| 12.9.2024 | MCP-170224-H9R1 | Fawzi Bayan | Resident | Development Cap | Opposed to removing development cap | Comment Received |
| 12.9.2024 | MCP-170225-S5C4 | Mary Cahill | Resident | Development Cap | Opposed to removing development cap | Comment Received |
| 12.9.2024 | MCP-170226-M8K6 | Nancy Leopold | Resident | Development Cap | Additional study is needed before removing development cap | Comment Received |
| 12.9.2024 | MCP-170227-J9Q3 | Andrea Witt | Resident | Development Cap | Oppose removing development cap; build more parks and transportation infrastructure | Comment Received |
| 12.9.2024 | MCP-170228-J8S8 | Rich Biedrzycki | Resident | Development Cap, PIP, BOZ | Support removing development cap, limit PIP rate to inflation; support BOZ recommendations | Comment Received |
| 12.9.2024 | MCP-170230-R8N3 | Henry Lebard | Resident | Development Cap | Oppose removing development cap | Comment Received |
| 12.9.2024 | MCP-170231-R4G4 | June Wolff | Resident | Development Cap | Oppose removing development cap | Comment Received |
| 12.9.2024 | MCP-170232-X7C3 | Lonni Millman | Resident | Development Cap | Oppose removing development cap | Comment Received |

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| 12.9.2024 | MCP-170233-N0V2 | Vanessa Fetter | Resident | PIP | Support PIP rate increase w/ payment upfront; support community garden and recreation center; support for removing development cap with expanding transit, affordable housing. | Comment Received |
| 12.9.2024 | MCP-170234-K6B7 | Bryan Cannon | Chevy Chase West Neighborhood Association | Development Cap | Support removal of development cap with multiple check-ins, establish funding mechanisms, "comprehensive, independent traffic and transportation analysis, better community input | Comment Received |
| 12.9.2024 | MCP-170235-C7R9 | Martin Thomen | Resident | Development Cap | Support removal of development cap | Comment Received |
| 12.9.2024 | MCP-170236-P1B9 | Marjory Stoller | Resident | General | Re-evaluate plan goals | Comment Received |
| 12.9.2024 | MCP-170237-K7R4 | Amanda Farber | Resident | Affordable Housing | Oppose expansion of BOZ Height Incentive Area; provides additional context and perspectives on development and infrastructure projects around downtown Bethesda; how will schools accommodate students generated by additional development? | Comment Received |
| 12.9.2024 | MCP-170238-G8D9 | Stephanie Coppula | Bethesda Arts & Entertainment District | BOZ, Public Benefits, Public Art | Support allowing updating BOZ to allow public art fee-in-lieu payments to be made to other entities than the Public Art Steering Committee | Comment will be reviewed during Planning Board work sessions |
| 12.9.2024 | MCP-170239-N7D7 | Naomi Spinrad | Resident | General | Recommendations not supported by data; notice was unclear; suggestions for a better public hearing format; virtual tour was not part of public hearing; suggest restarting process. | Comment Received |
| 12.9.2024 | MCP-170240-Q4Y6 | Dedun Ingram | Resident | Affordable Housing | Oppose expansion of BOZ Height Incentive Area; provides additional perspective on status of park and infrastructure projects; additional analysis required. | Comment Received |
| 12.9.2024 | MCP-170242-R1N1 | Karin Bolte | Wildwood Manor Citizens Association | Development Cap, Transportation, Parks, Environment | Development cap increase should be tied to transportation and park infrastructure delivery; additional development will increase traffic and greenhouse gases | Comment Received |
| 12.9.2024 | MCP-170243-K8R9 | Brooke Thomas | Resident | Development Cap, Transportation, Parks | Development cap increase should be tied to transportation and park infrastructure delivery; additional development will increase traffic | Comment Received |