



**Bethesda Downtown Sector Plan, Public Hearing**

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- LGH** Leslye Howerton, Planner Coordinator, Area 1, [leslye.howerton@montgomeryplanning.org](mailto:leslye.howerton@montgomeryplanning.org), 301.495.4551
- ~~**MB**~~ DeOcampo, Marc, Master Planning Supervisor, Area 1, [marc.deocampo@montgomeryplanning.org](mailto:marc.deocampo@montgomeryplanning.org), 301.495.4556
- ~~**PAK**~~ Robert Kronenberg, Chief, Area 1, [robert.kronenberg@montgomeryplanning.org](mailto:robert.kronenberg@montgomeryplanning.org), 301.495.2187
- Laura Shipman, Senior Planner, Urban Design, Area 1, 301.495.4558
- Matt Folden, Planner Coordinator, Transportation, Area 1, 301.495.4539
- Tina Schneider, Senior Planner, Environment, Area 1, 301.495.4506
- Brooke Farquhar, Master Planner/Supervisor, Parks Department, 301.650.4388
- Rachel Newhouse, Park Planner, Parks Department, 301.650.4368
- Susanne Paul, Senior Planner, Parks Department, 301.650.4392
- Rick Liu, Senior Planner, Research Department, 301.495.5641
- David Anspacher, Planner Coordinator, Transportation, Functional Planning & Policy, 301.495.2191
- Scott Whipple, Supervisor, Historic Preservation, 301.563.3402
- Patrick Reed, Planning Intern, Area 1, 301.494.4580

Completed: 6.17.15

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**Description**

**Bethesda Downtown Sector Plan: Public Hearing**

**Summary**

The Public Hearing provides a more formal opportunity for the public to comment on the recommendations in the Bethesda Downtown Sector Plan. The staff will record all of the testimony and return to the Planning Board in July with recommended actions.

**DISCUSSION**

**Project Authorization**

The County Council approved the Bethesda Downtown Plan to be started in July 2013. The 1994 *Bethesda CBD Sector Plan* expanded on the vision of higher-intensity development concentrated at the planned Bethesda Metro Station, scaling down in transition to the surrounding single-family neighborhoods introducing the "garden" and "cultural district" themes for Bethesda, and providing design guidelines for new development.

### **Planning Challenges**

Ten years after the opening of the Bethesda Metro Station, the 1994 *Bethesda CBD Sector Plan* expanded on the vision, introducing the “garden” and “cultural district” themes for Bethesda, and providing design guidelines for new development.

More recently, smaller area plans have addressed more specific concerns. The 2006 *Woodmont Triangle Amendment to the Sector Plan for the Bethesda CBD* looked at ways to encourage residential redevelopment in the Woodmont Triangle area while retaining “the qualities and ambience of the small-scale retail that distinguishes” the area from the rest of the CBD. In December 2013, the Planning Board approved the *Planning Board Draft Bethesda Purple Line Station Minor Master Plan Amendment* to incentivize redevelopment of the block around the planned Purple Line Station and south Bethesda Metro entrance at Wisconsin Avenue and Elm Street, to allow for construction of both an improved station design and a new tunnel under Wisconsin Avenue for the Capital Crescent Trail.

Over the last 25 years, portions of downtown Bethesda have become internationally recognized examples of successful placemaking. As a community, Bethesda is synonymous with a high standard of living, with schools, parks, supermarkets, transit, arts and entertainment venues, shops and restaurants, and more all within a ten-minute walk of most residents.

The Bethesda Downtown Plan explores ways to sustain these qualities over the next 25 years, and explore how Bethesda can remain competitive as a center of employment, entrepreneurship, and innovation, while retaining – and enhancing – its community character, leveraging existing amenities, partnerships, and infrastructure.

- Competition from other jurisdictions to remain a center of employment, entrepreneurship and innovation.
- Highest average rents in the County and a need to preserve and enhance existing affordable housing options.
- Lack of urban parks and green space.
- High in impervious cover within watersheds exhibiting poor-to-fair water quality.
- High energy demand and carbon generator.

### **SUMMARY OF RECOMMENDATIONS**

The Bethesda Downtown Sector Plan envisions a downtown that is a model for sustainability, accessibility, equity and innovation. There will be more affordable choices of housing in close proximity to jobs, shopping and recreation. They will safely walk and bike to stores and offices, past new energy-efficient buildings and familiar landmarks. New parks and open spaces will provide green, tranquil places for the residents, their families and friends to gather, socialize and relax. Nearby Metrorail and new Purple Line stations will be quickly reached from tree-lined streets and sidewalks to meet the needs of both the residents and visitors to Downtown Bethesda.

This vision stems from the goals and recommendations within this Sector Plan to enhance Downtown Bethesda over the next 20 years. The aim of the Plan is not to radically transform the community but to achieve a truly sustainable downtown through incremental measures addressing its economic, social and environmental future.

## *Planning Framework*

### Overarching Goals:

Specifically, the Bethesda Downtown Sector Plan builds on the past successes of Downtown Bethesda to create a truly sustainable downtown by focusing on recommendations to increase:

- Affordable Housing
- Parks and Open Space
- Environmental Innovation
- Economic Competitiveness

### Strengthened Centers of Activity:

Bethesda is distinguished by multiple downtowns within its greater Downtown. Identified in Chapter Three are nine districts, including the established centers of the Wisconsin Avenue Corridor, Bethesda Row and Woodmont Triangle; emerging centers of the Pearl and Arlington South Districts; and residential and edge districts of Battery Lane, Eastern Greenway, South Bethesda and Arlington North. The Plan explores ways to strengthen these centers of activity through the economic, social and environmental aspects of sustainability.

### New Approach:

Montgomery County's new Zoning Ordinance, enacted in October 2014, provides valuable tools for developing a mix of residential and non-residential uses within the Commercial Residential (CR) or Commercial Residential Town (CRT) zones, such as those of Downtown Bethesda. At the same time, these zones allow for public amenities and benefits, including affordable housing, energy conservation, public open space and high quality designs of streetscapes and buildings. The methods of achieving these benefits include:

- Density Averaging
- Optional Method Public Benefits in the CR Zone
- High Performance Area
- Design Excellence

## **RETAIL PLANNING STRATEGY**

As a component of the Bethesda Downtown Plan, Streetsense began work in August 2014, to complete a Retail Study that addresses:

- The relative positioning of each existing retail node within each district and over a 20 year period to identify market-supportable strategies to improve the area's retail environment;
- The phasing of retail for build-out to guide the formation of development, zoning and growth policies, and develop synergies with other land use functions;
- The strategies to improve conditions for existing retailers and eliminate any obstacles that might dissuade tenants from locating in any of the study areas.

The work to complete the Retail Planning Strategy for the Downtown Bethesda Plan included extensive field surveys, data analysis, market analysis and observation of specific conditions within each of Downtown Bethesda's sub districts.

The retail study indicates the need for a consolidated long-term retail solution for districts with unmet retail demand, including Arlington South, Bethesda Row, Wisconsin Avenue North and Pearl District. The study also encourages redevelopment of underperforming retail spaces in the Wisconsin Avenue Metro Core, Woodmont Triangle and Wisconsin Avenue South Districts, and conversion of less appropriate retail locations to non-retail purposes, such as professional offices, studio spaces and educational uses.

## **OUTREACH**

Staff has been working with other agencies including the Maryland State Highway Administration, Montgomery County Department of Transportation, Department of Environmental Protection, Department of Permitting, Housing Opportunities Commission, Montgomery County Department of Housing and Community Affairs, and staff of the County Council. In addition to the agencies, staff has been reaching out to business owners, residents, and stakeholders to identify goals, and alternatives, and discuss preliminary ideas with the community. The following is a list of strategies:

To broaden the range of participants, a variety of additional choices of how to get involved and stay informed on the Plan were provided:

- BethesdaDowntownPlan .org website;
- Twitter: @BethesdaPlanner, #bethesdadowntownplan;
- Constant Contact e-mail newsletter;
- Planning Department Facebook page;
- Participate in Bethesda community, civic, and business group meetings, like the Sacks Neighborhood and the Greater Bethesda-Chevy Chase Chamber of Commerce;
- Regular attendance at meetings of standing committees in Bethesda, including the Woodmont Triangle Action Group, the Arts and Entertainment Board, the Bethesda Urban Partnership Board, among others;
- Piggy-back onto the extensive electronic mailing lists of the Bethesda Chevy Chase-Regional Services Center, Bethesda Urban Partnership and County Government;
- "Pop-Up" outreach at popular locations to target specific groups.
- Organize small group meetings and interviews for focused discussion, with online alternatives;
- Post short explanatory videos by the project team on the website.

In particular, the project team reached out to the following groups:

- Residents at various stages of life, from high-school students to young professionals to seniors and empty nesters, and all in between;
- Neighborhood and homeowner associations, including single-family neighborhoods and multi-family condominium and renter groups;
- Bethesda business owners;
- Owners of large and small properties;
- Advisory groups, such as the Woodmont Triangle Action Group and the Western Montgomery County Citizens Advisory Board;
- Entrepreneurs, start-ups, and business incubators, like Bethesda Green;
- Interest groups such as faith communities and non-profits;
- Arts and entertainment community, including Imagination Stage, the Writers Center, and Joy of Motion;
- Public Private Partnerships such as the Bethesda Urban Partnership, its board and staff and its Arts and Entertainment District Board;

- Major employers like the National Institutes of Health and Walter Reed Navy Medical Center;
- Students and parents at the Bethesda public and private schools: Bethesda Elementary, Sidwell Friends Lower School, and Bethesda-Chevy Chase High School.

## **SCHEDULE**

The following schedule provides a timeline for the Plan:

- |  |                      |
|--|----------------------|
| ▪ Planning Board Approval to create the Public Hearing Draft and Schedule the Public Hearing for June 24, 2015 | May 21, 2015         |
| ▪ Planning Board Hearing   | June 24, 2015        |
| ▪ Work sessions  | July - November 2015 |
| ▪ Transmit to County Executive and County Council  | November 2015        |

## **CONCLUSION**

Following the June 24, 2015 Public Hearing, the staff will summarize the testimony and prepare recommendations for review by the Planning Board at the first work session in July. The Staff looks forward to completing the Bethesda Downtown Sector Plan and transmitting the recommendations to the County Executive and County Council.

## **Attachments**

- Letters/Correspondence
- Public Hearing Notice and Proof of Publication

# Bethesda

## Downtown Plan

Public Hearing  
June 24, 2015

Letters and Correspondence

May 21, 2015 – June 18, 2015

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0501  
JUN 18 2015

**MCP-CTRACK**

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** WordPress <hsokolove@starpower.net>  
**Sent:** Wednesday, June 17, 2015 4:04 PM  
**To:** Wright, Gwen; MCP-Chair; councilmember.berliner@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov; Wells-Harley, Marye; Presley, Amy;  
Dreyfuss, Norman; Natali.Fani-Gonzales@mncppc-mc.org;  
county.council@montgomerycountymd.gov  
**Subject:** Bethesda Downtown Plan

Sent from: [hsokolove@starpower.net](mailto:hsokolove@starpower.net)

To:  
Gwen Wright, Planning Director  
Casey Anderson, Chair, Planning Board  
Roger Berliner, Councilmember  
Nancy Floreen, Councilmember

I support the vision to preserve the plaza at Bethesda Metro Center, at the corner of Wisconsin Avenue and Old Georgetown Road, as a significant community gathering space and urban park in the new Bethesda Downtown Plan. This public space should not be developed.

**Additional Message:**

NO to Brookfield's proposal! The addition of a highrise structure on the parcel of open space designed to serve the existing handful of highrises on three sides of it minimizes the potential use of that open space. Further, an additional highrise on the fourth - East - side of that open space reduces the amount of REMAINING sunlight enhancing that open space. Lastly, promoting the development of a more-actively-used people-park as a smokescreen for the building of a highrise structure on a part of that existing land is ludicrous at best!

Name: Howard Sokolove  
City: Bethesda  
Zip: 20817

## MCP-CTRACK

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**From:** Karen derringer <karen@derringer.us>  
**Sent:** Wednesday, June 17, 2015 7:07 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

Yes

Sincerely,  
Karen derringer



## Howerton, Leslye

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**From:** alexandra.jadali <alexandra\_jadali@icloud.com>  
**Sent:** Wednesday, June 17, 2015 7:00 PM  
**To:** MCP-BethesdaDowntownPlan  
**Cc:** Alexandra Jadali  
**Subject:** Proposed plan for extension of Norfolk Ave.

Please note, that the Sussex House residents who neighbor Battery Park are against the extension of Norfolk Ave. through the park. This will not only destroy our peace and view, and pollute us with traffic noise it will destroy the park's function which now serves as heaven away from traffic and urban sprawl. Please find a way to develop the area without touching a parkland which is in short supply in Bethesda.

Alexandra Jadali  
Remax Realty Services  
4825 Bethesda Ave., Suite 200  
Bethesda, MD. 20814  
(301)219-8084 cell  
from my iPad

## Howerton, Leslye

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**From:** Harriet L. Handler <hhand219@yahoo.com>  
**Sent:** Wednesday, June 17, 2015 6:14 PM  
**To:** MCP-BethesdaDowntownPlan  
**Subject:** Proposed street linking Norfolk to Battery

Dear Planners ~

I understand that you will be presenting a 20 year outline for Bethesda including a linking road between Norfolk and Battery Lane on June 24, 2015.

I am an owner in the Sussex House at 4970 Battery Lane and would like to express my dismay at the thought of destroying the park outside my window with a road. There is a bike share at the end of Norfolk and one on Battery. They seem to be used frequently by people who want to bike to Metro, NIH, Bethesda Navel or wherever else; not drive.

There is no reason I can think of to make a road for motorized vehicles so that drivers can get from Norfolk to Battery. Drivers can drive up Rugby to Woodmont to Battery or they can drive Glenbrook to Old Georgetown to Battery.

Since Battery Lane has been reconfigured, there is very limited parking and the thought of having a flow of automobiles added to the mix is frightening.

The park is used by many people all the time. Pre-school groups play on the swings, mothers and their babies ply on the other equipment and run over the hills. There are people who picnic at the table that is there. They play with their animals, they play tennis. It is a quiet, restful area that will ultimately be compromised by a road.

Please reconsider this aspect of your 20 year plan. I can not stress enough the damage having cars driving through our little bucolic space.

Harriet L. Handler  
4970 Battery Lane #503  
Bethesda, MD 20814

**From the nimble fingers of  
Harriet L. Handler**

[HHand219@Yahoo.com](mailto:HHand219@Yahoo.com)  
301-580-1022

## Howerton, Leslye

---

**From:** WordPress <hsokolove@starpower.net>  
**Sent:** Wednesday, June 17, 2015 4:04 PM  
**To:** MCP-BethesdaDowntownPlan  
**Subject:** Bethesda Downtown Plan

Sent from: [hsokolove@starpower.net](mailto:hsokolove@starpower.net)

To:  
Gwen Wright, Planning Director  
Casey Anderson, Chair, Planning Board  
Roger Berliner, Councilmember  
Nancy Floreen, Councilmember

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**Additional Message:**

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Name: Howard Sokolove  
City: Bethesda  
Zip: 20817

Garcia, Joyce

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JUN 17 2015

**From:** Carlo Cecchini <intheyear1955@hotmail.com>  
**Sent:** Wednesday, June 17, 2015 10:43 AM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PLANNING COMMISSION

Dear Members of the Planning Board,

I support a park at Bethesda Metro Center!

Sincerely,  
Carlo Cecchini

## MCP-CTRACK

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**From:** Wendy E Patterson <wendy.e.patterson1561@gmail.com>  
**Sent:** Wednesday, June 17, 2015 12:56 AM  
**To:** MCP-Chair; Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wells-Harley, Marye; Mary.Wells-Harley@mncppc-mc.org  
**Cc:** council.council@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov  
**Subject:** Downtown Bethesda Development Plan  
**Importance:** High

Chair Casey Anderson  
Commissioner Norman Dreyfuss  
Commissioner Natali Fani-Gonzalez  
Commissioner Amy Presley  
Commissioner Mary Wells-Harley:

As a homeowner in the South Bethesda District, south of Bradley Boulevard, 4720 Condominium Association, I am writing about the Downtown Bethesda Development Plan. The Plan extends zones meant for the center of Bethesda, where high density is desirable, to the edges, where appropriate transitions are needed via lower density multi-unit housing to single family residential neighborhoods. The South Bethesda District has been a stable residential community since the 1940s and there is no compelling reason to change that environment. **I encourage the planning board and the commissions to remove the area south of Bradley Boulevard from this plan** and let this community continue to function with its garden character, tree-lined streetscapes and planted setbacks.

In addition,

1. I do NOT support the CR zoning for 6600 Wisconsin Ave., the Bethesda Fire Department. The CR zone, as noted above, was meant for the urban center. The multi-family/retail development allowed by the zone will have a negative impact on our neighborhood, with increased vehicular traffic and the need to provide delivery and service access to any multi-unit building on the site. **Our roads barely support the residents who currently live in this neighborhood.** Chevy Chase Drive is a narrow County road that cannot support any increased traffic or parking. This zoning will also have a negative impact on the confronting neighborhood of single family homes on Nottingham Drive, a dead end County street that will effectively become a service alley if the CR zoning and development go forward. What will be the effect of a CR zoning be on the fire station's ability to provide timely and effective emergency response? Failure to ensure that ability risks the safety of not only our neighborhood, but all of the areas served by Fire Station 6. **6600 Wisconsin Ave., the Bethesda Fire Department, should be zoned for a stand-alone fire station.**

2. I do not support aligning the boundaries of the Parking Lot District (PLD) within the Plan's boundaries, which would extend the boundary south of the north side of Bradley Boulevard and into our neighborhood. In 2012, the County attempted to install parking meters on the south side of Bradley Boulevard, Chevy Chase Drive and Offutt Lane. **The residents of this neighborhood showed the County that this is a neighborhood where residents and their guests**

require parking, and that parking meters were not appropriate for our neighborhood. The parking on south Bradley, Chevy Chase Drive and Offutt are the only on-street parking available to the residents of this neighborhood. In light of the findings in 2012, why is the PLD boundary being revised, with the likelihood that meter installation will be considered again?

3. I support additional access and mobility from Downtown Bethesda to Norwood Park. I understand that a number of these accesses would go through our residential neighborhood, but the park is there for all. However, I feel it is necessary to take into account parking realities and the care needed for the internal streets of our neighborhood, as well as the Chevy Chase West neighborhood, both of which border Norwood Park.

Sincerely,

Wendy E. Patterson /s/  
4720 Chevy Chase Drive, #403  
Chevy Chase, Maryland 20815

**MCP-CTRACK**

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**From:** Adam Stein <adam.e.stein@gmail.com>  
**Sent:** Wednesday, June 17, 2015 9:44 AM  
**To:** MCP-Chair  
**Subject:** Comments for public hearing for Bethesda Sector plan

To whom it may concern,

I feel that there should be a greater density provided for the properties that fall between the Bethesda Red Line Stop and the Future Purple Line Stop. The properties that are West of Wisconsin Avenue and between Montgomery Lane and Elm Street are proposed to become CR 6.0, C-4.75, R-5.75, H-250. In order to encourage smart growth and consolidation of existing parcels, these properties should be provided with a FAR of 8.0. This should provide the incentive for the development of "Signature" buildings that will utilize the allowable 250' maximum height. Additionally, these properties should be designated to become Priority Receiving Properties. The other locations in Bethesda that received the 250' maximum height for signature buildings were designated as Priority Receiving Properties (See page 136 of the Staff Draft Presentation to Planning Board).

Thank you for your consideration,

Adam E. Stein

## MCP-CTRACK

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**From:** Brian Sabet <brian.sabet@gmail.com>  
**Sent:** Wednesday, June 17, 2015 9:45 AM  
**To:** MCP-Chair  
**Subject:** Comments for Bethesda Sector Plan Public Hearing

Good Morning;

I feel that there should be a greater density provided for the properties that fall between the Bethesda Red Line Stop and the Future Purple Line Stop. The properties that are West of Wisconsin Avenue and between Montgomery Lane and Elm Street are proposed to become CR 6.0, C-4.75, R-5.75, H-250. In order to encourage smart growth and consolidation of existing parcels, these properties should be provided with a FAR of 8.0. This should provide the incentive for the development of "Signature" buildings that will utilize the allowable 250' maximum height. Additionally, these properties should be designated to become Priority Receiving Properties. The other locations in Bethesda that received the 250' maximum height for signature buildings were designated as Priority Receiving Properties (See page 136 of the Staff Draft Presentation to Planning Board).

Properties falling close to Metro should be allowed a much higher density if we are to encourage smart growth in Bethesda.

Thanks,

Brian J Sabet  
(240) 388-8062  
[brian.sabet@gmail.com](mailto:brian.sabet@gmail.com)



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JUN 17 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**MCP-CTRACK**

**From:** Tim Saunders <tsaunders@idealrealty.com>  
**Sent:** Tuesday, June 16, 2015 1:26 PM  
**To:** MCP-Chair  
**Subject:** Comments for public hearing for Bethesda Sector Plan

I feel that there should be a greater density provided for the properties that fall between the Bethesda Red Line Stop and the Future Purple Line Stop. The properties that are West of Wisconsin Avenue and between Montgomery Lane and Elm Street are proposed to become CR 6.0, C-4.75, R-5.75, H-250. In order to encourage smart growth and consolidation of existing parcels, these properties should be provided with a FAR of 8.0. This should provide the incentive for the development of "Signature" buildings that will utilize the allowable 250' maximum height. Additionally, these properties should be designated to become Priority Receiving Properties. The other locations in Bethesda that received the 250' maximum height for signature buildings were designated as Priority Receiving Properties (See page 136 of the Staff Draft Presentation to Planning Board).

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**Tim Saunders | Vice President**

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## **MCP-CTRACK**

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**From:** bill decosta <williamdecosta@yahoo.com>  
**Sent:** Tuesday, June 16, 2015 1:56 PM  
**To:** MCP-Chair  
**Subject:** Fw: road proposed thru Battery Lane Park

On Saturday, June 13, 2015 5:27 PM, bill decosta <[williamdecosta@yahoo.com](mailto:williamdecosta@yahoo.com)> wrote:

The proposal to construct a road through Battery Lane Park is a very undesirable one. For 3 years now, and as a retired senior citizen, I have voluntarily picked up litter from the Park, a task the County does not do though they do numerous other activities to maintain the Park. My litter pick requires 3 to 5 visits each month. I can tell you the Park is heavily used by numerous people, both young and old, every day. The Park is a small but precious green space for this neighborhood; a road would senselessly destroy all of that.

William DeCosta  
4977 Battery Lane #516  
Bethesda, MD

## **MCP-CTRACK**

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**From:** anne costello <anne.costello@curesearch.org>  
**Sent:** Tuesday, June 16, 2015 2:19 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

yes to the redevelopment!!!

Sincerely,  
anne costello

## **MCP-CTRACK**

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**From:** Shevoney McQueen <smcquee10@gmail.com>  
**Sent:** Tuesday, June 16, 2015 2:27 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I think this is great for the community.

Sincerely,  
Shevoney McQueen

## **MCP-CTRACK**

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**From:** Jackie Thomas <jthomas@shugollresearch.com>  
**Sent:** Tuesday, June 16, 2015 2:34 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I support bringing a park to 3 Bethesda Metro

Sincerely,  
Jackie Thomas

## **MCP-TRACK**

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**From:** Sofia Arias <sofia.arias@necanet.org>  
**Sent:** Tuesday, June 16, 2015 2:35 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I like the idea :)

Sincerely,  
Sofia Arias

## **MCP-CTRACK**

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**From:** Brandon Smith <Brandonnoahsmith@gmail.com>  
**Sent:** Tuesday, June 16, 2015 3:06 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I support this plan.

Sincerely,  
Brandon Smith

## MCP-CTRACK

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**From:** Ann Foley <afoley\_1999@yahoo.com>  
**Sent:** Tuesday, June 16, 2015 3:13 PM  
**To:** MCP-Chair  
**Subject:** Battery Lane Park

It has come to my attention that there is a proposal to build a road through Battery Lane Park which is a much used green space here in Bethesda. The park is used by residents in the surrounding apartment buildings and condominiums as well as local day cares, summer camps, and community gatherings. Every day people of all ages from infants to seniors, gather in this park for a variety of reasons: to walk their dogs, sit on the benches to talk or just enjoy being outdoors, play basketball and tennis, walk the circular path for exercise, play in the small playground, and feed the best cared-for squirrels in Montgomery County. Losing the park, or even diminishing its size would negatively impact the surrounding area. Many areas of Montgomery County are trying to become "town centers" complete with green spaces. We in this small section of Bethesda already have our green space and our "town center" is within walking distance through Battery Lane Park. Without being able to take a pleasant walk through this park to get to the Bethesda Metro, to shop in downtown Bethesda, and to eat at the many restaurants, residents will be forced to choose between walking with all the vehicular congestion of Wisconsin Ave and Old Georgetown Road, or worse, get in our cars and add to the congestion. Already cars fly down Battery Lane or around Rugby Ave, quite a few barely pausing for pedestrians in crosswalks. Making another road makes no sense, unless of course the planners of this road see dollar signs somehow coming their way and do not have the interests of the community in mind at all.

Ann Foley  
4977 Battery Lane  
Apt. 516  
Bethesda, Md. 20814

Sent from my iPad



## **MCP-CTRACK**

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**From:** mohammad hassan <mosef88@live.com>  
**Sent:** Tuesday, June 16, 2015 3:36 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I support the enhancement of Bethesda Metro Plaza

Sincerely,  
mohammad hassan

## **MCP-CTRACK**

---

**From:** Tomas Rodriguez <tomasrod17@gmail.com>  
**Sent:** Tuesday, June 16, 2015 3:36 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I support the enhancement of Bethesda Metro plaza. A few soccer goals on the grass would be great! thanks

Sincerely,  
Tomas Rodriguez

## **MCP-CTRACK**

---

**From:** Sam Levin <slevin@streetsense.com>  
**Sent:** Tuesday, June 16, 2015 3:50 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I support Brookfield building what they wish on their land as long as it conforms with zoning regulations.

Sincerely,  
Sam Levin

## **MCP-CTRACK**

---

**From:** Mirela Turkic <mirela.turkic@gmail.com>  
**Sent:** Tuesday, June 16, 2015 3:51 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I support the plans for 3 Bethesda Metro Center "Completing the Puzzle" and enhanced green space.

-Mirela

Sincerely,  
Mirela Turkic

## **MCP-CTRACK**

---

**From:** Derek Baker <dbaker7@vt.edu>  
**Sent:** Tuesday, June 16, 2015 3:55 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

This is a wonderful landscape for positive change, I support this project

Sincerely,  
Derek Baker

## **MCP-CTRACK**

---

**From:** edivonne butler <edivonnebutler@yahoo.com>  
**Sent:** Tuesday, June 16, 2015 4:21 PM  
**To:** MCP-Chair; Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wells-Harley, Marye  
**Cc:** council.council@montgomerycountymd.gov;  
councilmember.berliner@montgomerycountymd.gov;  
councilmember.leventhal@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.katz@montgomerycountymd.gov;  
councilmember.rice@montgomerycountymd.gov;  
councilmember.navarro@montgomerycountymd.gov;  
councilmember.hucker@montgomerycountymd.gov;  
councilmember.riemer@montgomerycountymd.gov  
**Subject:** South Bethesda District Plan

Dear MNCPPC Authorities and Montgomery County Council Members,

As a homeowner in the South Bethesda District, south of Bradley Boulevard, (4720 Condominium Association), I am writing regarding the Downtown Bethesda Development Plan.

The South Bethesda District has been a stable residential community since the 1940s and there is no compelling reason to change that environment. **I encourage the planning board and the commissions to remove the area south of Bradley Boulevard from this plan** and let this community continue to function with its garden character, tree-lined streetscapes and planted setbacks.

The plan extends zones meant for the center of Bethesda -- where you want high density -- to the edges -- where you want appropriate transitions via lower density multi-unit housing to single family residential neighborhoods.

In addition,

1. I do NOT support the CR zoning for 6600 Wisconsin Ave., the Bethesda Fire Department. The CR zone, as noted above, was meant for the urban center. The multi-family/retail development allowed by the zone will have a negative impact on our neighborhood, with increased vehicular traffic and the need to provide delivery and service access to any multi-unit building on the site. Our roads barely support the residents who currently live in this neighborhood. Chevy Chase Drive is a narrow County road that cannot support any increased traffic or parking. This zoning will also have a negative impact on the confronting neighborhood of single family homes on Nottingham Drive, a dead end County street that will effectively become a service alley if the CR zoning and development go forward.

What will the effect of a CR zoning be on the fire station's ability to provide timely and effective emergency response? Failure to ensure that risks the safety of not only our neighborhood, but all of the areas served by Fire Station 6.

**6600 Wisconsin Ave., the Bethesda Fire Department, should be zoned for a standalone fire station.**

2. I do not support aligning the boundaries of the Parking Lot District (PLD) within the Plan's boundaries, which would extend the boundary south of the north side of Bradley Boulevard and into our neighborhood. In 2012, the County attempted to install parking meters on the south side of Bradley Boulevard, Chevy Chase Drive and Offutt Lane. **The residents of this neighborhood showed the County that this is a neighborhood where residents and their guests require parking, and that parking meters were not appropriate for our neighborhood.** The parking on south Bradley, Chevy Chase Drive and Offutt are the only on street parking the residents of this neighborhood have. In light of the findings in 2012, why is the PLD boundary being revised, with the likelihood that meter installation will be considered again?

3. I support additional access and mobility from Downtown Bethesda to Norwood Park. I understand that a number of these accesses would go through our residential neighborhood, but the park is there for all. However, I feel it is necessary to take into account parking realities and the care for the internal streets of our neighborhood, as well as the Chevy Chase West neighborhood, both of which border Norwood Park.

Would addressees please acknowledge receipt of this email. Thank you

Sincerely,

Edward and Ivonne Butler,

4720 Chevy Chase Drive; Apt. 404  
Chevy Chase, MD 20815

## **MCP-CTRACK**

---

**From:** Susan Spring <sbspring@att.net>  
**Sent:** Tuesday, June 16, 2015 4:31 PM  
**To:** MCP-Chair  
**Subject:** Downtown Bethesda Sector Plan-June 24, 2015 meeting

These comments are related to the June 24, 2015 hearing on the Bethesda Sector plan. I was surprised and distressed to hear about the plan to extend Norfolk Ave through the Battery Lane Park at 4960 Battery Lane. This small park is a refuge for the many residents living in the immediate area, many in the high rise buildings that the County has continued to encourage. These citizens often have little or no quiet green space to enjoy. The current park is used by a range of residents of all age groups from teenage to family tennis players, from young people playing pick-up basketball, to seniors and joggers exercising, friends of all ages conversing, people enjoying a book and to young families playing with their children. Ruining the park by putting a shared roadway, seems to be against all of the County's environmental principles from healthy air, exercise, green space and green plantings, fewer cars, people walking and riding bicycles. This proposed shared roadway seems to be contrary to the public good and sound reasoning. Importantly the plan to split the park in half with acquired land does not make sense given that the new police station will be located on Rugby Avenue; so there will be police cars racing to emergencies while pedestrians, children and bicyclists are trying to cross. Moreover, right now Norfolk Ave does have a number of community events such as movie night, Taste of Bethesda, Art Sale. It is almost like the left hand doesn't know what the right hand is doing. As a voter and taxpayer, I find this an embarrassment. I hope that sanity will prevail and the park will be left as is.



Garcia, Joyce

**From:**  
**Sent:**  
**To:**

Naomi Spinrad <nspinrad68@verizon.net>  
Monday, June 15, 2015 4:31 PM  
Ike Leggett; Ike Leggett; MCP-Chair; Anderson, Casey; Goldstein, Scott;  
Councilmember.leventhal@montgomerycountymd.gov Gov;  
Councilmember.floreen@montgomerycountymd.gov Gov; Berliner's Office,  
Councilmember; councilmember.Elrich@montgomerycountymd.gov;  
councilmember.hucker@montgomerycountymd.gov;  
councilmember.katz@montgomerycountymd.gov;  
councilmember.navarro@montgomerycountymd.gov; Councilmember Riemer's Office;  
councilmember.rice@montgomerycountymd.gov  
David Steckel; Greg Ossont; Gibson, Cindy; Jeff Slavin; mshaul@townofsomerset.com;  
bzeughauser@townofsomerset.com; bcondos@townofsomerset.com;  
Michael.denger@chevy Chasevillagemd.gov; <patbaptiste@verizon.net>;  
brettlambert@yahoo.com; rjlhammer@gmail.com; ed@kenwoodcherrytree.com; Jenny  
Sue; Lloyd Guerici; Melissa Tye; Debrah B. Shaver (debrah@lifestylesolutionsllc.com);  
Robert Weinstein; Grant Davies  
**Subject:** Inappropriate lobbying tactics by Bethesda Fire Department regarding Fire Station 6  
**Attachments:** page1image392.jpeg; ATT00001.htm; BFDTalkingPoints061215.pdf; ATT00002.htm

**RECEIVED**  
0992  
JUN 15 2015

**Cc:** OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

From: [gdavies@daviescon.com](mailto:gdavies@daviescon.com) To: [board@bethesdafire.org](mailto:board@bethesdafire.org)  
CC: [bob@risrealtyservices.com](mailto:bob@risrealtyservices.com), [rgbrewer@lercheearly.com](mailto:rgbrewer@lercheearly.com)  
Sent: 6/12/2015 10:27:34 Eastern Daylight Time  
Subj: RE: Letters of support for Planning Board Staff Bethesda Sector Plan Recommendations

I am sending this as a reminder to please get the support letters into Casey Anderson. In case you don't have them the talking points are listed below.

The overarching theme is: We support the Bethesda Fire Department's development goals in order to be able to continue to deliver, in partnership with the County, outstanding fire and rescue service to our community.

Talking points

The BFD's volunteer community represented Board is charged with the responsibility to work with Mty Cty in a partnership to ensure that the Greater Bethesda area has the best fire and rescue service available.

Station 6 at the corner of Bradley and Wisconsin Avenue is a facility that is crucial for fire protection for Bethesda, Chevy Chase, and south of Bradley and surrounding areas

Station 6 is approaching its 50 th anniversary.

Bethesda is growing and has increasing need for fire and rescue services.

BFD is considering its options to make certain that the excellent service provided currently by Station 6's personnel and equipment continues as Bethesda grows

BFD realizes that tax payer money is limited to enable BFD to build a new facility to accommodate the increasing need for fire and rescue services in the future

We need the option to coordinate with private developers to build the new facility which will be needed to provide the growing community with needed services

The sector plan which has been presented provides a good start to helping BFD to accomplish its goal to have an option to co op with a developer to build a new station with private funds. This concept is gaining interest in other areas where tax money is limited and needs for public facilities are increasing.

The ability to serve Bethesda from the south and to also serve the area from Bradley to the DC line is crucial for the well being of this area. BFD is devoted to insuring that this is accomplished.

For those who intend to ask for letters of support for the staff recommendations. They should be received by the Planning Board by June 23. They should be directed as follows:

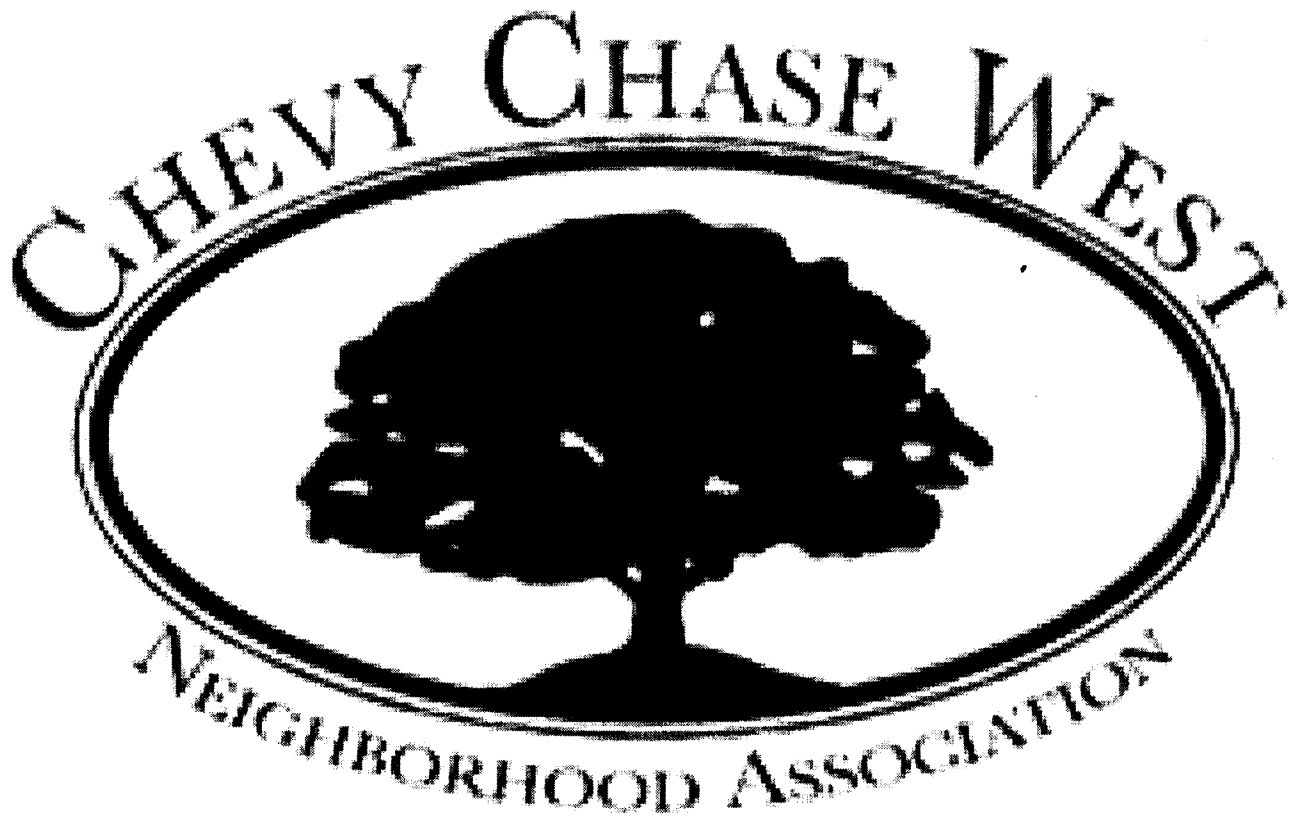
**Mr. Casey Anderson**

**Chairman**

**Montgomery County Planning Board M-NCPPC8787**

**Georgia Ave. Silver Spring, MD 20910**

**Please send a copy of the letter so we know it went.**





June 11, 2015

RECEIVED  
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JUN 15 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Mr. Casey Anderson, Chair  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland, 20910

**RE: Bethesda (Downtown) Sector Plan**

Dear Chairman Anderson:

I am writing on behalf of Chevy Chase Village, an incorporated area directly south and east of the Bethesda Sector Plan area. We have reviewed the draft plan and offer the following comments and concerns:

- Our community continues to have grave concerns on the effect of development on both traffic and schools. Already congested roads, especially Wisconsin Ave and Connecticut Avenue, Bradley Lane and East-West Hwy are currently at or beyond capacity. Increased development in Bethesda will exacerbate this unacceptable situation. Similarly, the schools in our area are now at or over capacity (Somerset, Chevy Chase and Rosemary Hills). Increases in housing, while otherwise desirable, will result in added overcrowding – particularly when combined with the Chevy Chase Lake and Westbard areas sending children to these same schools. The Plan fails to adequately address either of these problems.
- We join with our neighbors in opposing heights as high as 70' directly across from single family residences. These heights are inconsistent with the plan's claim to "preserve and protect existing single-family neighborhoods in and around the Sector Plan." Heights should be lowered to 45' and uses strictly limited to residential.
- The Bethesda Fire Station property should retain its current R-10 zone or a similar zone which would provide for a fire station without increasing the height or other non-residential uses. The incursion of commercial uses south of Bradley Blvd should be prohibited. The Bethesda Master Plan calls for a 'green mile' between Bethesda and Friendship Heights and the Sector Plan should respect that provision.

CHEVY CHASE VILLAGE

5906 Connecticut Avenue  
Chevy Chase, Maryland 20815

Phone (301) 654-7300

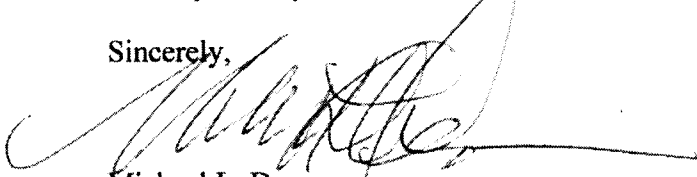
Fax (301) 907-9721

ccv@montgomerycountymd.gov

www.chevychasevillagemd.gov

Thank you for your attention to our concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael L. Denger", written over a horizontal line.

Michael L. Denger  
Chair, Chevy Chase Village Board of Managers

cc: Chevy Chase Village Board of Managers  
Mr. George Leventhal, Montgomery County Council President  
Mr. Roger Berliner, Montgomery County Council  
Ms. Naomi Spinrad, Chevy Chase West  
Town of Chevy Chase

MLD:psb

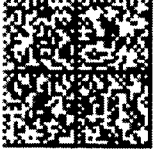
**CHEVY CHASE  
VILLAGE**

ESTABLISHED 1990

5906 CONNECTICUT AVENUE  
CHEVY CHASE, MARYLAND 20815

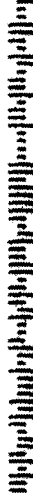


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MAILED FROM ZIP CODE 20813



Mr. Casey Anderson, Chair  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland, 20910

20910376099



4987 Battery Lane  
Bethesda MD 20814-4986

The Maryland-National Capital Park and Planning Commission  
Montgomery County Planning Board  
8787 Georgia Ave, Silver Spring, MD 20910

RECEIVED

JUN 15 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

RE: Battery Lane Park & The forthcoming Bethesda Downtown Plan

Thursday, June 11, 2015

Dear Board,

Keep the Park in Battery Lane Park! Keep those Bethesda Downtown nannies, grandies, moms, dads, - and all our kids - healthy and safe!

Our family loves Battery Lane Park at 4960 Battery Lane, Bethesda, MD 20814. We live across the street and walk into downtown Bethesda through the charming park. When our son was first born, we were living in Triangle Towers, 4853 Cordell Avenue, and the park was and still is a nice and quiet part of our daily routine.

There are two trails for strollers - child & adult - a tennis court, a basketball court, picnic tables, and a playground. Two shared pedestrian/bicyclist trails flow through a mature-wood triangle from the tip at Norfolk Avenue (Steamers & Cornucopia for gourmands) to its bushy base at Battery Lane (on the path to NIH's lovely Stoney Creek Pond for birdwatchers/Medical Center Metro for commuters). Some people stop to smile at the children; some prefer the squirrels.

The current plan as stated is to activate Norfolk Avenue as a main street connecting Norfolk Avenue along Battery Lane Urban Park to Battery Lane with a new shared park street.

Where will the children play? Not on a shared park street!

- To reach the playground at Bethesda Elementary School, Battery Lane/Aldon Management Buildings resident children will have to cross Wilson Lane as well as Old Georgetown Road.
- To reach Greenwich Park Playground, Battery Lane/Aldon Management Buildings resident children will have to cross Old Georgetown Road and Huntington Parkway.
- To reach Lynbrook Park Playground, Battery Lane/Aldon Management Buildings resident children will have to cross Wisconsin Avenue.

If you were to visit Battery Lane Park in person, you will see it in use also by seniors with canes, not to mention the wounded warrior blade runners. They too should not need to compete for space with cars.

Please consider the older plan for Battery Lane Park - not Battery Lane "Urban" Park - per

[Ellen.Masciocchi@MontgomeryParks.org](mailto:Ellen.Masciocchi@MontgomeryParks.org) - aka The Revised Facility Plan (250KB) plan.

[http://www.montgomeryparks.org/PPSD/ParkPlanning/Projects/urban\\_parks\\_masterplan/battery\\_lane.shtm](http://www.montgomeryparks.org/PPSD/ParkPlanning/Projects/urban_parks_masterplan/battery_lane.shtm)

I am concerned about the current plan to mix cars, canes, and kids in Battery Lane Park. I prefer trees to concrete.

Sincerely,



Lesley-Alicia Bernadette DeFahunty

[Alicia@valuablelessons.com](mailto:Alicia@valuablelessons.com)

240 426 5584

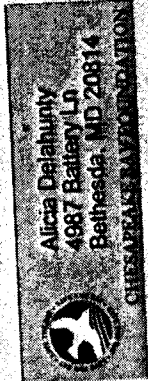




CAPITAL DISTRICT 2006205

13 JUN 2015 PM 3 L

WEST VIRGINIA



Alicia Delahunty  
4987 Battery Ln  
Bethesda, MD 20814

Montgomery County Planning Board  
MD-National Capital Park & Planning  
8787 Georgia Avenue  
Silver Spring MD  
20910

Re: Bethesda Downtown

20910376099





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JUN 15 2015

MCP-CTRACK

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Erin Reitkopp <erinfgold@aol.com>  
**Sent:** Monday, June 15, 2015 10:10 AM  
**To:** MCP-Chair; Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wells-Harley, Marye  
**Cc:** council.council@montgomerycountymd.gov;  
councilmember.berliner@montgomerycountymd.gov;  
councilmember.leventhal@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.katz@montgomerycountymd.gov;  
councilmember.rice@montgomerycountymd.gov;  
councilmember.navarro@montgomerycountymd.gov;  
councilmember.hucker@montgomerycountymd.gov;  
councilmember.riemer@montgomerycountymd.gov  
**Subject:** Downtown Bethesda Development Plan.

June 15, 2015

Chair Casey Anderson  
Commissioner Norman Dreyfus  
Commissioner Natali Fani-Gonzalez  
Commissioner Amy Presley  
Commissioner Marye Wells-Harley:

As a homeowner in the South Bethesda District, south of Bradley Boulevard – specifically Bradley House Condominium Association -- I am writing regarding the Downtown Bethesda Development Plan.

The South Bethesda District has been a stable residential community since the 1940s and there is no compelling reason to change that environment. **I encourage the planning board and the commissions to remove the area south of Bradley Boulevard from this plan** and let this community continue to function with its garden character, tree-lined streetscapes and planted setbacks.

The plan extends zones meant for the center of Bethesda -- where you want high density -- to the edges -- where you want appropriate transitions via lower density multi-unit housing to single family residential neighborhoods.

In addition,

1. I do NOT support the CR zoning for 6600 Wisconsin Ave., the Bethesda Fire Department. The CR zone, as noted above, was meant for the urban center. The multi-family/retail development allowed by the zone will have a negative impact on our neighborhood, with increased vehicular traffic and the need to provide delivery and service access to any multi-unit building on the site. Our roads barely support the residents who currently live in this neighborhood. Chevy Chase Drive is a narrow County road that cannot support any increased traffic or parking. This zoning will also have a negative impact on the confronting neighborhood of single family homes on Nottingham Drive, a dead end County street that will effectively become a service alley if the CR zoning and development go forward.

What will the effect of a CR zoning be on the fire station's ability to provide timely and effective emergency response? Failure to ensure that risks the safety of not only our neighborhood, but all of the areas served by Fire Station 6.

**6600 Wisconsin Ave., the Bethesda Fire Department, should be zoned for a standalone fire station.**

2. I do not support aligning the boundaries of the Parking Lot District (PLD) within the Plan's boundaries, which would extend the boundary south of the north side of Bradley Boulevard and into our neighborhood. In 2012, the County attempted to install parking meters on the south side of Bradley Boulevard, Chevy Chase Drive and Offutt Lane. **The residents of this neighborhood showed the County that this is a neighborhood where residents and their guests require parking, and that parking meters were not appropriate for our neighborhood.** The parking on south Bradley, Chevy Chase Drive and Offutt are the only on street parking the residents of this neighborhood have. In light of the findings in 2012, why is the PLD boundary being revised, with the likelihood that meter installation will be considered again?

3. I support additional access and mobility from Downtown Bethesda to Norwood Park. I understand that a number of these accesses would go through our residential neighborhood, but the park is there for all. However, I feel it is necessary to take into account parking realities and the care for the internal streets of our neighborhood, as well as the Chevy Chase West neighborhood, both of which border Norwood Park.

Sincerely,

Erin G. Reitkopp

RECEIVED

JUN 15 2015

**MCP-CTRACK**

**From:** Robert Yuan <rtyuan@yahoo.com>  
**Sent:** Monday, June 15, 2015 11:21 AM  
**To:** MCP-Chair  
**Subject:** extension of Norfolk Ave.

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Sirs,

This is our strong view on the proposal to extend Norfolk Avenue through the Battery Lane Park. Such a significant project is likely to be very disruptive of the neighborhood that surrounds this park, one of the few city parks in Montgomery County. The proposal needs to be evaluated on the basis of two criteria: its utility and its environmental impact.

Utility: Norfolk Avenue at the present time is a two way street (two lanes) and parking along the two sidewalks (a total of four lanes). It is not clear whether the extension is to have the same dimensions or will be narrowed to one or two lanes. If it is the former, it will eliminate a large part of the park. If the latter, it is the burden of the Commission to show how it will improve the traffic in the area. In either case, the extended Norfolk Avenue will end at Battery Lane. Turning left or right onto Battery Lane will slow down traffic on this short segment of the Lane that extends between Old Georgetown Road and Wisconsin Avenue. It is the responsibility of the Commission to show in detail how the extension of Norfolk Avenue will represent an improvement on the existing traffic pattern.

Environmental impact: the Park is a small jewel in the urban section of the County. It is extensively used for tennis, basketball, boce, child play, jogging, picnics, dog walking. It is the responsibility of the Commission to prove that any construction through the park will not be profoundly disruptive of its current use. And finally, the park represents a buffer of peace and quiet for the buildings that surround it.

As residents in a building adjacent to the park, we cannot be more opposed to the extension of Norfolk Avenue through the Park. It is the duty and responsibility of the Commission to prove beyond any doubt that the proposed extension overrides the interests of the community that surrounds the Park.

Sincerely, Robert Yuan and Yuan Lin

4970 Battery Lane, Apt.105, Bethesda, MD 20814

**MCP-CTRACK**

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JUN 15 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Mary Yamada <mashe06@gmail.com>  
**Sent:** Monday, June 15, 2015 11:59 AM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

The Bethesda Central Park represents a fantastic vision for what the Bethesda Metro Center could be. As a homeowner in Bethesda who commutes to DC through the Bethesda Metro stop daily, I fully support this plan!

Sincerely,  
Mary Yamada

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JUN 15 2015

**MCP-CTRACK**

OFFICE OF THE COMMISSIONER  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Deb and Rob <debandrob@beachdinks.com>  
**Sent:** Monday, June 15, 2015 11:08 AM  
**To:** MCP-Chair; Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wells-Harley, Marye  
**Cc:** council.council@montgomerycountymd.gov;  
councilmember.Berliner@montgomerycountymd.gov Office;  
councilmember.leventhal@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.katz@montgomerycountymd.gov;  
councilmember.rice@montgomerycountymd.gov;  
councilmember.navarro@montgomerycountymd.gov;  
councilmember.hucker@montgomerycountymd.gov;  
councilmember.riemer@montgomerycountymd.gov  
**Subject:** Remove area south of Bradley Boulevard from DBDP

Chair Casey Anderson

Commissioner Norman Dreyfuss

Commissioner Natali Fani-Gonzalez

Commissioner Amy Presley

Commissioner Marye Wells-Harley:

As homeowners in the Bradley House Condominium Association, located in the South Bethesda District, south of Bradley Boulevard, we are writing regarding the Downtown Bethesda Development Plan.

The South Bethesda District has been a stable residential community since the 1940s and there is no compelling reason to change that environment. **We encourage the planning board and the commissions to remove the area south of Bradley Boulevard from this plan** and let this community continue to function with its garden character, tree-lined streetscapes and planted setbacks.

The plan extends zones meant for the center of Bethesda -- where you want high density -- to the edges -- where you want appropriate transitions via lower density multi-unit housing to single family residential neighborhoods.

In addition,

1. We do NOT support the CR zoning for 6600 Wisconsin Ave., the Bethesda Fire Department. The CR zone, as noted above, was meant for the urban center. The multi-family/retail development allowed by the zone will have a negative impact on our neighborhood, with increased vehicular traffic and the need to provide delivery and service access to any multi-unit building on the site. Our roads barely support the residents who currently live in this neighborhood. Chevy Chase Drive is a narrow County road that cannot support any increased traffic or parking. This zoning will also have a negative impact on the confronting neighborhood of single family homes on Nottingham Drive, a dead end County street that will effectively become a service alley if the CR zoning and development go forward.

What will the effect of a CR zoning be on the fire station's ability to provide timely and effective emergency response? Failure to ensure that risks the safety of not only our neighborhood, but all of the areas served by Fire Station 6.

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Sincerely,

Rob and Debrah Shaver

--  
Rob and Debrah Shaver  
4800 Chevy Chase Drive, #504  
Chevy Chase, MD 20815



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JUN 15 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION



**East Bethesda Comments  
Bethesda Downtown Sector Plan**

These comments are submitted on behalf of Executive Committee of The East Bethesda Citizens Association ("EBCA"). EBCA is one of the largest citizens associations in Montgomery County, Maryland. It was started in the 1930's and represents over 1,200 households east of Wisconsin Avenue, north of East-West Highway, west of Columbia Country Club, and south of Jones Bridge Road. The Executive Committee is made up of EBCA members who have been elected or appointed by the President to hold a position on the Committee.

While EBCA itself has not established a position for or against the Draft Bethesda Downtown Sector Plan, the Executive Committee believes it is important to give voice to issues and concerns raised by East Bethesda residents regarding the Plan.

The Plan that is adopted should take into consideration many issues including: enforcing the protection or buffering of low rise or single family homes from encroachment of commercial development, ease of mobility during any construction process, ability to provide open space for civic gatherings to build a sense of community, and the ability to provide a safe environment for both pedestrian and vehicular traffic in the Bethesda downtown sector. Traffic calming devices should be considered to keep the downtown pedestrian friendly.

Due to increases in the number of residents in the downtown Bethesda area the plan should increase the number of playing fields and gyms available for recreation. In addition the fields and gyms should be convenient to the downtown area to maintain a walk able community.

Regarding the Bethesda Metro Plaza plans, whether there is a building at the location or not, there is a concern that the noise level is too high from trucks and cars on the street. It would be important to address the noise level should this area be used as a civic space. Additionally, should any construction take place on the Metro Plaza area, the brick and concrete could become extremely hot due to solar reflection. It would be important that any reconfigured areas appropriately take into consideration the environment created by the change to make it hospitable for the public.

The current area around the Bethesda Metro station is very hard for anyone with a wheelchair or stroller. It is important that any new plan include improved handicap accessibility on entrances and exits.

Building height is a concern as it impacts where sunlight and shade will be located and also how pedestrians view the environment. It is important to take into consideration what impact any buildings or construction will have with respect the human scale of pedestrians using any public space and walking between and among the buildings. East Bethesda residents noted that both Bethesda Row and Rockville Town Center are enjoyable because they don't have tall, towering buildings.

Regarding the "Eastern Greenway" portion of the Bethesda Downtown Plan, we appreciate the Commission's attempt to accommodate growth responsibly with the creation of a buffer between high density Wisconsin Avenue and the East Bethesda neighborhood. Tilbury Avenue in East Bethesda acts as a buffer and transition area between residential and the commercial building district and we support any means by which this buffer can be enhanced.

As one of the main residential neighborhoods impacted by the proposed Bethesda Downtown Sector Plan, many of the residents of East Bethesda have concerns about changes to the neighborhood. It is important that the Planning Commission continue to engage with citizens going forward as they have done during this initial process. Clark Enterprise, Brookfield Properties and the Planning Commission attended an EBCA General Membership meeting in March in which each group gave presentations in which EBCA members asked questions and raised concerns.

Thank you for the opportunity to submit these comments. Should you have any questions, please contact me at [president@ebca.org](mailto:president@ebca.org)

Sincerely,

A handwritten signature in black ink that reads "Lisa V. McCabe". The signature is written in a cursive style with a long horizontal flourish at the end.

Lisa V. McCabe, EBCA President

EBCA  
P.O. Box 41020  
Bethesda, MD 20824

## **MCP-CTRACK**

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**From:** Betti Ponsart <alpha301@aol.com>  
**Sent:** Sunday, June 14, 2015 11:17 AM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

Love the park idea, downtown Bethesda really needs more green spaces! However, where will those of us who don't have convenient access to Metro be able to park?  
Thank you!

Sincerely,  
Betti Ponsart

## **MCP-CTRACK**

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**From:** Michael Koller <mksift-egov@yahoo.com>  
**Sent:** Saturday, June 13, 2015 5:49 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

In a world that seems to want to rush more towards less, having a reprieve from all of that is welcome. There seem to be few places left that are special. Even our church, restaurant and library experiences are defiled by text messaging and ringing cellphones.

Sincerely,  
Michael Koller

## **MCP-CTRACK**

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**From:** Patrick Mayberry <patrick.mayberry@aol.com>  
**Sent:** Saturday, June 13, 2015 5:40 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I support the Brookfield plan for Bethesda Metro Center.

Sincerely,  
Patrick Mayberry

## **MCP-CTRACK**

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**From:** George Vincent <gvincent@redcoats.com>  
**Sent:** Saturday, June 13, 2015 3:43 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

Looks great!

Sincerely,  
George Vincent

## **MCP-CTRACK**

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**From:** Michael Hoxie <michael.hoxie@gmail.com>  
**Sent:** Saturday, June 13, 2015 10:20 AM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

What a great idea the space is underutilized and the plans to enhance the area look great.

Sincerely,  
Michael Hoxie

## **MCP-CTRACK**

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**From:** Arnold Berke <Berke2@aol.com>  
**Sent:** Friday, June 12, 2015 6:20 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

If the new plan does not correct some serious design flaws that have been there since the beginning in the 1980s, then it will be for nothing. The change in level from the street, the blankness of the hotel and office building facades, the excessive depth of the plaza, and the useless low glass building must be addressed.

Sincerely,  
Arnold Berke



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JUN 15 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**MCP-CTRACK**

**From:** WordPress <rocoki411@yahoo.com>  
**Sent:** Friday, June 12, 2015 3:15 PM  
**To:** Wright, Gwen; MCP-Chair; councilmember.berliner@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Natali.Fani-Gonzales@mncppc-mc.org; county.council@montgomerycountymd.gov  
**Subject:** Bethesda Downtown Plan

Sent from: [rocoki411@yahoo.com](mailto:rocoki411@yahoo.com)

To:  
Gwen Wright, Planning Director  
Casey Anderson, Chair, Planning Board  
Roger Berliner, Councilmember  
Nancy Floreen, Councilmember

I support the vision to preserve the plaza at Bethesda Metro Center, at the corner of Wisconsin Avenue and Old Georgetown Road, as a significant community gathering space and urban park in the new Bethesda Downtown Plan. This public space should not be developed.

**Additional Message:**

The current plaza is such a special place for all of us who live and work in Bethesda. It should not be developed and there should NOT be a highrise building built on the site.

Name: Rosemary Kimball  
City: Bethesda  
Zip: 20817

RECEIVED  
0484  
JUN 15 2015

**MCP-CTRACK**

**From:** Alan Osterholm <osterholmah@aol.com>  
**Sent:** Thursday, June 11, 2015 8:21 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Members of the Planning Board,

Like the design. Let's make Bethesda Metro Plaza a vibrant place for eating, sitting, relaxing, music, art, etc.

Sincerely,  
Alan Osterholm

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JUN 12 2015

**MCP-CTRACK**

**From:** WordPress <twosandfives@gmail.com>  
**Sent:** Friday, June 12, 2015 12:22 PM  
**To:** Wright, Gwen; MCP-Chair; councilmember.berliner@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Natali.Fani-Gonzales@mncppc-mc.org; county.council@montgomerycountymd.gov  
**Subject:** Bethesda Downtown Plan

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Sent from: [twosandfives@gmail.com](mailto:twosandfives@gmail.com)

To:  
Gwen Wright, Planning Director  
Casey Anderson, Chair, Planning Board  
Roger Berliner, Councilmember  
Nancy Floreen, Councilmember

I support the vision to preserve the plaza at Bethesda Metro Center, at the corner of Wisconsin Avenue and Old Georgetown Road, as a significant community gathering space and urban park in the new Bethesda Downtown Plan. This public space should not be developed.

**Additional Message:**

I work in the Clark Building just outside of the metro park. It would be wonderful to see the space turned into a community area. This area is so industrialized as is, we must protect the areas we have left. Please see that this space remains open and used for community purposes. I implore you!

Name: Ariel Mantilla  
City: North Bethesda  
Zip: 20852

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JUN 12 2015

Garcia, Joyce

**From:** Karen Snyder <interiors.inc@verizon.net>  
**Sent:** Thursday, June 11, 2015 6:03 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Members of the Planning Board,

I walked through the park area today. There were at least 20 people sitting around, socializing and enjoying the space. Downtown Bethesda needs more green space, not less.

Sincerely,  
Karen Snyder

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0977  
JUN 12 2015

**MCP-CTRACK**

**From:** Lesley-Alicia Delahunty <info@valuablelessons.com>  
**Sent:** Thursday, June 11, 2015 6:03 PM  
**To:** MCP-Chair  
**Subject:** Battery Lane Park & The forthcoming Bethesda Downtown Plan

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

4987 Battery Lane  
Bethesda MD 20814-4986

The Maryland-National Capital Park and Planning Commission  
Montgomery County Planning Board  
8787 Georgia Ave, Silver Spring, MD 20910

RE: Battery Lane Park & The forthcoming Bethesda Downtown Plan

Thursday, June 11, 2015

Dear Board,

Keep the Park in Battery Lane Park! Keep those Bethesda Downtown nannies, grandies, moms, dads, - and all our kids - healthy and safe!

Our family loves Battery Lane Park at 4960 Battery Lane, Bethesda, MD 20814. We live across the street and walk into downtown Bethesda through the charming park. When our son was first born, we were living in Triangle Towers, 4853 Cordell Avenue, and the park was and still is a nice and quiet part of our daily routine.

There are two trails for strollers – child & adult - a tennis court, a basketball court, picnic tables, and a playground. Two shared pedestrian/bicyclist trails flow through a mature-wood triangle from the tip at Norfolk Avenue (Steamers & Cornucopia for gourmands) to its bushy base at Battery Lane (on the path to NIH's lovely Stoney Creek Pond for birdwatchers/Medical Center Metro for commuters). Some people stop to smile at the children; some prefer the squirrels.

The current plan as stated is to activate Norfolk Avenue as a main street connecting Norfolk Avenue along Battery Lane Urban Park to Battery Lane with a new shared park street.

Where will the children play? Not on a shared park street!

- To reach the playground at Bethesda Elementary School, Battery Lane/Aldon Management Buildings resident children will have to cross Wilson Lane as well as Old Georgetown Road.

- To reach Greenwich Park Playground, Battery Lane/Aldon Management Buildings resident children will have to cross Old Georgetown Road and Huntington Parkway.
- To reach Lynbrook Park Playground, Battery Lane/Aldon Management Buildings resident children will have to cross Wisconsin Avenue.  
If you were to visit Battery Lane Park in person, you will see it in use also by seniors with canes, not to mention the wounded warrior blade runners. They too should not need to compete for space with cars.

Please consider the older plan for Battery Lane Park – not Battery Lane "Urban" Park – per The Revised Facility Plan (250KB) plan:

[http://www.montgomeryparks.org/PPSD/ParkPlanning/Projects/urban\\_parks\\_masterplan/battery\\_lane.shtml](http://www.montgomeryparks.org/PPSD/ParkPlanning/Projects/urban_parks_masterplan/battery_lane.shtml)

I am concerned about the current plan to mix cars, canes, and kids in Battery Lane Park. I prefer trees to concrete.

Sincerely,

Lesley-Alicia Bernadette Delahunty  
[Alicia@valuablelessons.com](mailto:Alicia@valuablelessons.com)  
240 426 5584

**VALUABLE LESSONS**

from

**Alicia Delahunty**

M.S. University of Maryland

C.E.L.T.A. University of Cambridge (U.K.)

**240-426-5584 (cell phone or text)**

all levels English as a Second Language all ages

Accent Modification

ACADEMIC - BUSINESS - SOCIAL

On parle français [info@valuablelessons.com](mailto:info@valuablelessons.com)

[www.valuablelessons.com](http://www.valuablelessons.com)

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## MCP-CTRACK

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**From:** Erin Finney <e.erin.finney@gmail.com>  
**Sent:** Thursday, June 11, 2015 9:02 AM  
**To:** MCP-Chair; Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wells-Harley, Marye  
**Cc:** council.council@montgomerycountymd.gov;  
councilmember.berliner@montgomerycountymd.gov;  
councilmember.leventhal@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.katz@montgomerycountymd.gov;  
councilmember.rice@montgomerycountymd.gov;  
councilmember.navarro@montgomerycountymd.gov;  
councilmember.hucker@montgomerycountymd.gov;  
councilmember.riemer@montgomerycountymd.gov  
**Subject:** Remove South Bethesda District from Plan  
**Importance:** High

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047  
JUN 11 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Chair Casey Anderson

Commissioner Norman Dreyfuss

Commissioner Natali Fani-Gonzalez

Commissioner Amy Presley

Commissioner Marye Wells-Harley:

To Whom It May Concern:

I am writing to express my concern about the Downtown Bethesda Development Plan. I am a homeowner at Bradley House, located in the South Bethesda District, just south of Bradley Boulevard.

Our district of South Bethesda is residential and has been that way for 75 years. If you walk in my neighborhood you'll be able to admire the beautiful established trees that line the sidewalks, houses, townhouses, and condominiums that landscape with flower beds and gardens. I do not want this to change; therefore, I urge the commissions and the planning board to remove the area south of Bradley Boulevard from this plan.

Also, I do NOT support the CR zoning for 6600 Wisconsin Ave., the Bethesda Fire Department. The CR zone, as noted above, was meant for the urban center. The multi-family/retail development allowed by the zone will have a

negative impact on our neighborhood, with increased vehicular traffic and the need to provide delivery and service access to any multi-unit building on the site. Our roads barely support the residents who currently live in this neighborhood. Chevy Chase Drive is a narrow County road that cannot support any increased traffic or parking. This zoning will also have a negative impact on the confronting neighborhood of single family homes on Nottingham Drive, a dead end County street that will effectively become a service alley if the CR zoning and development go forward.


What will the effect of a CR zoning be on the fire station's ability to provide timely and effective emergency response? Failure to ensure that risks the safety of not only our neighborhood, but all of the areas served by Fire Station 6.

6600 Wisconsin Ave., the Bethesda Fire Department, should be zoned for a standalone fire station.

2. I do not support aligning the boundaries of the Parking Lot District (PLD) within the Plan's boundaries, which would extend the boundary south of the north side of Bradley Boulevard and into our neighborhood. In 2012, the County attempted to install parking meters on the south side of Bradley Boulevard, Chevy Chase Drive and Offutt Lane. The residents of this neighborhood showed the County that this is a neighborhood where residents and their guests require parking, and that parking meters were not appropriate for our neighborhood. The parking on south Bradley, Chevy Chase Drive and Offutt are the only on street parking the residents of this neighborhood have. In light of the findings in 2012, why is the PLD boundary being revised, with the likelihood that meter installation will be considered again?

3. I support additional access and mobility from Downtown Bethesda to Norwood Park. I understand that a number of these accesses would go through our residential neighborhood, but the park is there for all. However, I feel it is necessary to take into account parking realities and the care for the internal streets of our neighborhood, as well as the Chevy Chase West neighborhood, both of which border Norwood Park.

Yours truly,



Homeowner

Bradley House Condominiums



## Howerton, Leslye

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**From:** Karen Snyder <interiors.inc@verizon.net>  
**Sent:** Thursday, June 11, 2015 6:03 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I walked through the park area today. There were at least 20 people sitting around, socializing and enjoying the space. Downtown Bethesda needs more green space, not less.

Sincerely,  
Karen Snyder



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**MCP-CTRACK**

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0476  
JUN 11 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Jeffrey Martin <jeff@santasoft.com>  
**Sent:** Thursday, June 11, 2015 2:05 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I work at 2 Bethesda Metro Center and would love to see this happen

Sincerely,  
Jeffrey Martin



RECEIVED  
0468  
JUN 10 2015

**MCP-CTRACK**

OFFICE OF THE DIRECTOR  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** WordPress <ahoss1981@gmail.com>  
**Sent:** Wednesday, June 10, 2015 9:23 AM  
**To:** Wright, Gwen; MCP-Chair; councilmember.berliner@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov; Wells-Harley, Marye; Presley, Amy;  
Dreyfuss, Norman; Natali.Fani-Gonzales@mncppc-mc.org;  
county.council@montgomerycountymd.gov  
**Subject:** Bethesda Downtown Plan

Sent from: [ahoss1981@gmail.com](mailto:ahoss1981@gmail.com)

To:  
Gwen Wright, Planning Director  
Casey Anderson, Chair, Planning Board  
Roger Berliner, Councilmember  
Nancy Floreen, Councilmember

I support the vision to preserve the plaza at Bethesda Metro Center, at the corner of Wisconsin Avenue and Old Georgetown Road, as a significant community gathering space and urban park in the new Bethesda Downtown Plan. This public space should not be developed.

**Additional Message:**

I work at Bethesda Metro and don't want to see another big building right outside the window. Also, will the new building have it's own parking garage or use the Montgomery County Garage on Edgemore? The county garage fills up quickly so more tenants will be a huge problem. Having lunch time activities at the park would be very nice.

Name: AH  
City: Gaithersburg  
Zip: 20878



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0971  
JUN 11 2015

**MCP-CTRACK**

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Robert Sherman <shermfit@gmail.com>  
**Sent:** Wednesday, June 10, 2015 5:18 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I will be the first to sponsor and teach a yoga in the park event.

Sincerely,  
Robert Sherman



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RECEIVED  
0465  
JUN 09 2015

**MCP-CTRACK**

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OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Brad Sayler <bsayler@gmail.com>  
**Sent:** Tuesday, June 09, 2015 3:00 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

This would be great! Assuming it is done with relative speed, it would be a wonderful update to an otherwise seemingly dormant space.

Sincerely,  
Brad Sayler



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RECEIVED

Garcia, Joyce

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JUN 09 2015

**From:** Doris Wong <dcrjw88@yahoo.com>  
**Sent:** Saturday, June 06, 2015 9:00 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Members of the Planning Board,

This will be welcome breath of fresh air....As more and more buildings keep going up we need this as a pleasant respite. My Condo will be within walking distance and it would be a place I would spend time.

Sincerely,  
Doris Wong

Garcia, Joyce

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0967

JUN 09 2015

**From:** Marcie Meditch <mmeditch@aol.com>  
**Sent:** Friday, June 05, 2015 5:47 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Members of the Planning Board,

Sounds great! Downtown Bethesda needs a 'center'- this would be a great opportunity for a Central Park for all to enjoy

Sincerely,  
Marcie Meditch

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JUN 05 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

0452

Garcia, Joyce

**From:** disolimantee@aol.com  
**Sent:** Friday, June 05, 2015 11:30 AM  
**To:** MCP-Chair  
**Subject:** Save Battery Park

Dear Montgomery County members,

My name is Dina E Soliman, age 57, address: 5000 Battery Lane, PH-201, Bethesda , MD , 20814.  
I am signing the petition to Save Battery Park. Please do not have a street down the Battery Park.

Sent from Windows Mail



Garcia, Joyce

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JUN 09 2015

**From:** Tracey Johnstone <tracey.johnstone@alumni.utoronto.ca>  
**Sent:** Monday, June 08, 2015 3:45 PM  
**To:** MCP-Chair  
**Subject:** I am writing in support of the 4 Bethesda Metro Center project

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

This area has been a blight on Montgomery County for too long.

It is the first Metro stop in Maryland on the Red Line and it's a seedy, grimy greeting that Metro and bus riders get. This is not how I want people to think of Maryland, let alone Montgomery County. It's an embarrassment of dirt and darkness.

The plaza, upstairs, is a wasteland. All that is missing are tumbleweeds.

I had planned on writing a more professional, and thoughtful-sounding note, but I feel very emotional about this topic. This area is a disgrace to the County and the State. I would love to see some innovation and for someone to step up and take responsibility for these areas.

Tracey A. Johnstone  
4709 Bradley Blvd.#312  
Chevy Chase, MD 20815  
(301)951-8963

Garcia, Joyce

RECEIVED

JUN 09 2015

**From:** Carol Schleicher <rschlei@verizon.net>  
**Sent:** Monday, June 08, 2015 10:34 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Members of the Planning Board,

We don't need any more shopping and restaurants. We need more trees and green space. Help us get it, please.

Sincerely,  
Carol Schleicher



## MCP-CTRACK

---

**From:** Wendy Murphey <wmurphey@live.com>  
**Sent:** Sunday, June 07, 2015 8:46 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

While I live further out in MC now, Bethesda has a special place in my heart and I visit often though my family, too is gone. I would make more special trips to a park like this.

Sincerely,  
Wendy Murphey

## **MCP-CTRACK**

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**From:** kathy Card <Gotimer2@gmail.com>  
**Sent:** Sunday, June 07, 2015 8:09 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

This area is in need of something big to revitalize Bethesda's IDENTITY. Open space for family and arts - shops, music, restaurants, what is no longer thought of as downtown Bethesda. What is planned sounds just big enough to bring life back to Wisconsin Avenue

Sincerely,  
kathy Card

**MCP-CTRACK**

**RECEIVED**  
0437  
JUN 08 2015

**From:** Minerva Keller <babelmk@gmail.com>  
**Sent:** Saturday, June 06, 2015 11:38 PM  
**To:** MCP-Chair  
**Subject:** Battery Park

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

The proposed road through Battery Park is an affront to the adjacent community where I live. It is bad enough that developers cut large number of large beautiful trees on the sidewalks of buildings now under construction in this area.

This park, with its mature trees, is used daily by its neighbors, including numerous children who come to the small playground. Often school buses bring children for picnics and games, young people can be seen daily using the basketball court, and people of all ages can safely exercise walking or running around the park.

The Planning Board should demand and make it a condition that developers beautify the Battery Park, maintain its tennis and basketball courts, INSTEAD of "suggesting" to the Planning Board to build a road, a road that would destroy the park, one of the very few in this residential community.

**THE PROPOSED ROAD WOULD DESTROY THIS GREAT COMMUNITY PARK!!**



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**MCP-CTRACK**

RECEIVED  
0456  
JUN 08 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Arthur Bill <abill@foley.com>  
**Sent:** Friday, June 05, 2015 4:59 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

sounds good.

Sincerely,  
Arthur Bill

## **MCP-CTRACK**

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**From:** Barbara Nagaraj <bebrynan@gmail.com>  
**Sent:** Saturday, June 06, 2015 5:48 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

we absolutely need more green space for the community in this location!

Sincerely,  
Barbara Nagaraj

RECEIVED  
0439  
JUN 05 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**MCP-CTRACK**

**From:** Billeskov, Rolf (NIH/NCI) [V] <rolf.billeskov@nih.gov>  
**Sent:** Friday, June 05, 2015 4:36 PM  
**To:** MCP-Chair  
**Subject:** Road through Bethesda Park

To whom it concerns.

I'm signing the petition against the road against Battery Lane Park in Bethesda because my family, including our two twin daughters aged 3 years, use this wonderful park every day. This particular neighborhood is very concrete/urban, so it would be a tremendous loss to remove one of the few green breathing holes and almost the only playground. Also, the basket and tennis areas are a place of gathering and we use them often. There are roads and cars enough in this part of town, so the benefits of the shortcut between Norfolk and Battery Ln seems minimal compared to the great losses it would inflict on the neighbor. Moreover, even more traffic would come into the neighboring streets where many families live with the price of reduced safety for children. Please don't do this.

Best regards,  
**Rolf Billeskov, PhD**  
Post doc / Guest Researcher  
Vaccine Branch/CCR/NCI/NIH  
41 Medlars Drive, Rm D702  
Bethesda, MD 20892  
Tel 301-435-8343  
[rolf.billeskov@nih.gov](mailto:rolf.billeskov@nih.gov)

This email and attachments thereto contains confidential information.



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**MCP-CTRACK**

RECEIVED

JUN 03 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

0435

**From:** Cary Kountoupes <carykountoupes@gmail.com>  
**Sent:** Wednesday, June 03, 2015 3:26 PM  
**To:** MCP-Chair  
**Subject:** Draft Bethesda Downtown Plan, Battery Lane Urban Park

I am writing to voice my opposition to the Battery Lane Connector street (B-1) referenced in Section 2.3.2 A of the draft downtown plan.

This is the Section, quoted in full:

2.3.2 Roadways A. Battery Lane Connector Street (B-1) (50-foot right-of-way; Rugby Avenue to Battery Lane): This proposed street would improve connectivity between the residential area along Battery Lane and the Woodmont Triangle commercial district by extending the existing Woodmont Triangle street grid to the northern portion of the Sector Plan area. Additionally, this street would improve pedestrian and bicycle circulation within the Downtown Bethesda area and may help to activate the eastern edge of Battery Lane Urban Park. This connection may be implemented as a private street and should accommodate two-way vehicular travel. This would provide an opportunity for a mix of future retail and residential uses to have frontage on Battery Lane Urban Park. Public/Private ownership and specific horizontal alignment should be determined at the time adjacent properties are reviewed for regulatory approval. This proposed street is contingent on the acquisition of additional parkland for Battery Land Urban Park with the goal of no net loss of parkland with construction of this road.

I understand from the language of that paragraph that the building of the extension, "is contingent on the acquisition of additional parkland for Battery Land Urban Park with the goal of no net loss of parkland with construction of this road."

Number one, a "goal" of no net loss is not a "guarantee" of no net loss of parkland. Loss of any green space, but particularly of park land in Bethesda is not acceptable.

Number two, even if the acreage of the park were maintained, the road running through, or adjacent to, the park would destroy the peace of the park and the parents' peace of mind.

Number three, the existing pathways through the park already support bike and pedestrian traffic. Adding a road would only hurt the walk and bike-ability of that area, not help it.

Number four, having a "retail" facing the park would detract from the park. There is plenty of retail within two blocks of the park now for park goers who suddenly have the urge to go shopping. The truth is, the park would provide a pretty backdrop for a retailer, but the park's users have no need or desire for retail facing the park.

Thank you for considering my comments.

Cary Kountoupes  
7806 Maple Ridge Road  
Bethesda, MD 20814



JUN 04 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

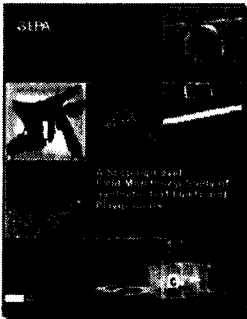
**From:** Jessica Gottlieb <j.gottlieb@yahoo.com>  
**Sent:** Wednesday, June 03, 2015 10:30 PM  
**To:** MCP-Chair  
**Cc:** Dan Barash

To Whom It May Concern:

I am writing as a downtown Bethesda, MD resident to comment on the Bethesda Downtown Sector Plan to be discussed at the June 24, 2015 Montgomery County Planning Board Meeting. My comments are numbered below:

1. I strongly oppose the creation of a road through Battery Lane Park. I live on Battery Lane and use this park daily with my daughter and husband. A road adjacent to the park would greatly disrupt the small amount of seclusion that the park currently has, and it could create a safety hazard for small children using the park to have cars running through it. It would also make the park smaller, noisier, and create more air pollution going through the park. There are adequate roads currently to connect these areas without disrupting the park with a road.
2. I would like to request that when Battery Lane Park is remodeled, the tennis court, basketball court, and small children's playground remain. I along with my neighbors use all of these facilities regularly.
3. When Battery Lane Park is remodeled, I would like an additional basketball space be created that has lowered hoops to allow for children ages 3-10 to have a separate basketball area that does not interfere with young adults and adults. I want to be able to play basketball with my toddler and not be pushed off the court regularly by older players.
4. When Battery Lane Park is remodeled, I am requesting that the playground surface area NOT be made from recycled tires and other potentially toxic-rubber substances. See the EPA's report below

[Tire Crumbs | Featured News | Exposure Research | US EPA](#)



[Tire Crumbs | Featured News | Exposure Research | US EPA](#)

You are here: EPA Home Exposure Research News  
Tire Crumbs The Use of Recycled Tire Materials on  
Playgrounds & Artificial Turf Fields Downloadable  
Document

[View on www.epa.gov](http://www.epa.gov)

Preview by Yahoo

Thank you.

Sincerely,

Jessica Gottlieb  
4977 Battery Lane #202  
Bethesda, MD 20814  
Phone: 301-502-6560

My personal information may not be distributed to third parties.



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RECEIVED

JUN 05 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

0452

Garcia, Joyce

**From:** disolimantee@aol.com  
**Sent:** Friday, June 05, 2015 11:30 AM  
**To:** MCP-Chair  
**Subject:** Save Battery Park

Dear Montgomery County members,

My name is Dina E Soliman, age 57, address: 5000 Battery Lane, PH-201, Bethesda , MD , 20814.  
I am signing the petition to Save Battery Park. Please do not have a street down the Battery Park.

Sent from Windows Mail



**MCP-CTRACK**

**From:** O'Malley, Erin E. <erin.omalley@FaegreBD.com>  
**Sent:** Thursday, June 04, 2015 2:18 PM  
**To:** MCP-Chair  
**Subject:** Battery Lane Park

**RECEIVED**  
0447  
JUN 04 2015  
OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Hello,

I understand that Council will be discussing a plan to put a road through Battery Lane Park in Bethesda.

I live on Battery Lane and use the park every day while walking my dog! With such limited green space across Bethesda, I purchased my condo on Battery Lane because of the proximity to this peaceful park. On any given day, the park is full of athletes playing tennis or basketball, children enjoying the playground, adults eating at the picnic benches and locals walking through the park to access the Woodmont Triangle neighborhood. Battery Park is an asset to community and I strongly hope the Council recognizes the importance of keeping the park intact.

Thank you for your consideration.

Erin O'Malley  
5000 Battery Lane  
Bethesda, MD 20814





RECEIVED  
0446  
JUN 04 2015

**MCP-CTRACK**

**From:** WordPress <Janushn@dukes.jmu.edu>  
**Sent:** Thursday, June 04, 2015 1:11 PM  
**To:** Wright, Gwen; MCP-Chair; councilmember.berliner@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Natali.Fani-Gonzales@mncppc-mc.org; county.council@montgomerycountymd.gov  
**Subject:** Bethesda Downtown Plan

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Sent from: [Janushn@dukes.jmu.edu](mailto:Janushn@dukes.jmu.edu)

To:  
Gwen Wright, Planning Director  
Casey Anderson, Chair, Planning Board  
Roger Berliner, Councilmember  
Nancy Floreen, Councilmember

I support the vision to preserve the plaza at Bethesda Metro Center, at the corner of Wisconsin Avenue and Old Georgetown Road, as a significant community gathering space and urban park in the new Bethesda Downtown Plan. This public space should not be developed.

Additional Message:

Name: Heather  
City: Bethesda  
Zip: 20817

## MCP-CTRACK

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**From:** WordPress <michellezimmerman67@gmail.com>  
**Sent:** Thursday, June 04, 2015 1:14 PM  
**To:** Wright, Gwen; MCP-Chair; councilmember.berliner@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Natali.Fani-Gonzales@mncppc-mc.org; county.council@montgomerycountymd.gov  
**Subject:** Bethesda Downtown Plan

Sent from: [michellezimmerman67@gmail.com](mailto:michellezimmerman67@gmail.com)

To:  
Gwen Wright, Planning Director  
Casey Anderson, Chair, Planning Board  
Roger Berliner, Councilmember  
Nancy Floreen, Councilmember

I support the vision to preserve the plaza at Bethesda Metro Center, at the corner of Wisconsin Avenue and Old Georgetown Road, as a significant community gathering space and urban park in the new Bethesda Downtown Plan. This public space should not be developed.

Additional Message:

Name: Michelle  
City: Potomac  
Zip: 20854

**MCP-CTRACK**

**RECEIVED**

**From:** Dan Barash <danbar719@gmail.com>  
**Sent:** Thursday, June 04, 2015 11:26 AM  
**To:** MCP-Chair  
**Subject:** Battery Lane Park road

JUN 04 2015  
OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

0445

Dear MCP Chair,

I am writing to oppose the building of a road through Battery Lane Park. I have lived on Battery Lane since 2002 and that park is one of the reasons I have stayed so long.

While I understand the want to connect Norfolk and Battery, I believe it would be a disservice to the park and the residents who utilize the park. I have read from Mr. Kronenburg that "The road as presented in the staff draft is more of a connection. It's not needed for any kind of vehicular capacity" and this makes no sense to me. If you don't need it for capacity, then don't build it.

It's currently one of the only peaceful areas in downtown Bethesda that one does not need to worry about getting run over. It's already hard enough to cross Battery Lane and adding more cars connecting to it is just going to make it worse.

Thanks for listening,  
Dan



**MCP-CTRACK**

**RECEIVED**  
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JUN 04 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Kim Conte <kimconte@gmail.com>  
**Sent:** Thursday, June 04, 2015 10:13 AM  
**To:** MCP-Chair  
**Cc:** savebatteryark@yahoo.com  
**Subject:** No Road to Battery Park

Dear Montgomery Planning Board,

I am writing to provide testimony in opposition to plans for a road through Battery Park.

We recently moved our family to the neighborhood from New York City because we wanted our daughter to grow up with open green space and a sense of community. We use Battery Park every day -- for walks, exercise, play and meeting people among other things -- and it is something that we share and that brings us closer to each other and our neighbors. This proposed road would disrupt an essential part of our family life together. Please do not build this road and keep the park as lovely and as beautiful as it is.

Thank you.

Kim Conte  
8102 Glenbrook Rd. Bethesda, MD 20814  
312-806-0923  
Age: 36



## MCP-CTRACK

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**From:** WordPress <colin.hautman@yahoo.com>  
**Sent:** Wednesday, June 03, 2015 4:16 PM  
**To:** Wright, Gwen; MCP-Chair; councilmember.berliner@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; Wells-Harley, Marye; Presley, Amy; Dreyfuss, Norman; Natali.Fani-Gonzales@mncppc-mc.org; county.council@montgomerycountymd.gov  
**Subject:** Bethesda Downtown Plan

Sent from: [colin.hautman@yahoo.com](mailto:colin.hautman@yahoo.com)

To:  
Gwen Wright, Planning Director  
Casey Anderson, Chair, Planning Board  
Roger Berliner, Councilmember  
Nancy Floreen, Councilmember

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0442  
JUN 04 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

I support the vision to preserve the plaza at Bethesda Metro Center, at the corner of Wisconsin Avenue and Old Georgetown Road, as a significant community gathering space and urban park in the new Bethesda Downtown Plan. This public space should not be developed.

**Additional Message:**

I am from Bethesda, Maryland. I was raised there my whole life. Downtown Bethesda has played a crucial role in my childhood since I used to hang out there every weekend in middle school around the old United Artists and the Chipotle area. The route we would often take to get to these two hangout spots would be that metro plaza and I would hate to see it as more tall buildings rather than a nice green space. Putting up more apartments is honestly the worst idea that is humanly possible.

Name: Colin Hautman  
City: Bethesda  
Zip: 20817





RECEIVED  
05/26  
JUL 01 2015

MCP-CTRACK

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Phyllis K Lerner <phyllisklerner@gmail.com>  
**Sent:** Friday, May 29, 2015 9:17 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

PLEASE focus on green, friendly, open spaces. Walking, driving and biking around is like dodging bullets because of poor planing and design.

Sincerely,  
Phyllis K Lerner

## **MCP-CTRACK**

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**From:** Adrian aguirre <achica9321@gmail.com>  
**Sent:** Saturday, May 30, 2015 10:52 AM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

i fully support the Brookfield's plans

Sincerely,  
Adrian aguirre

## MCP-CTRACK

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**From:** Samantha Harding <sharding33@gmail.com>  
**Sent:** Saturday, May 30, 2015 4:05 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I believe that the proposed plans for the Bethesda metro are extremely needed. Not only will it improve the walkability through the bus area, but the added park features will be a welcoming addition to the community. As a young woman who has to walk through the bus area to get home at night I would welcome any additional safety features.

Sincerely,  
Samantha Harding

## MCP-CTRACK

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**From:** Christian Bruce <cdmbruce@msn.com>  
**Sent:** Sunday, May 31, 2015 4:37 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I support the park

Sincerely,  
Christian Bruce

## MCP-CTRACK

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**From:** Edgar Martinez <eemartinezb@gmail.com>  
**Sent:** Sunday, May 31, 2015 8:49 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; DeOcampo, Marc  
**Subject:** Please Support Brookfield's Plans for Bethesda Metro Center

Dear Members of the Planning Board,

I am a support for green land

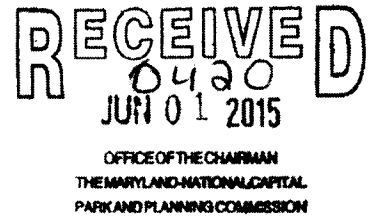
Sincerely,  
Edgar Martinez



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**LINOWES**  
**AND BLOCHER LLP**  
ATTORNEYS AT LAW



May 29, 2015

Todd D. Brown  
tbrown@linowes-law.com  
301.961.5218

Mr. Casey Anderson, Chair and Members  
of the Montgomery County Planning Board  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Downtown Bethesda Plan – St. Elmo and Cordell Avenue Properties

Dear Mr. Anderson and Members of the Planning Board:

This office represents several affiliates of Greenhill Capital Corporation (“Greenhill”). Collectively Greenhill controls about 40,000 square feet of net tract area located in the block bounded by Cordell Avenue, Norfolk Avenue, St. Elmo Avenue and Woodmont Avenue (“Property”). This letter requests an increase in the recommended maximum building height within the block (excluding those properties fronting Norfolk Avenue) from 175 feet to 200-225 feet.

The Property is shown in green on Attachment A. Greenhill has worked for years to assemble the properties in this block for a comprehensive redevelopment project. That effort is nearly complete, and Greenhill recently settled in May 2015 on Pt. Lots 192 and 193, adding another 5,250 square feet to the assemblage.

The Public Hearing Draft recommends CR6.0, C-1.25, R-6.0, H-175 for the Property. Considering the Property’s location, the requested 200-225’ building height is appropriate and should not adversely affect any nearby property. The closest single-family housing is far removed from the Property, and nearby existing/approved development already includes high-rise residential and office uses (Bainbridge, 4900 Fairmont, 7900 Wisconsin Avenue, Woodmont Central, Landow, etc.). Although many of these buildings are about 175 feet tall, the Property is located at the center of them all. Some additional height at this location is appropriate and will not only help incentivize optional method redevelopment, but will allow for some variation of skyline.

The Public Hearing Draft also acknowledges the benefit of redeveloping County parking facilities. (p. 148). The Property abuts two Montgomery County parking lots, one on Cordell Avenue and one on St. Elmo Avenue (shown in yellow on Attachment A). Although Greenhill often develops at standard method densities, a modest increase in building height will help

\*\*L&B 4949195v1/07450 0040

May 29, 2015  
Page 29

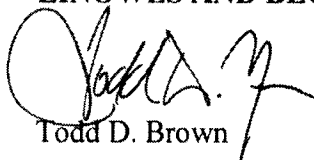
incentivize an optional method project that might also include the two parking lots. Most significantly, the ability to achieve full FAR with the increased building height could also help mitigate the cost of and/or provide additional building volume for any public parking that might be replaced on site, thus further justifying the additional height.

Lastly, Greenhill is concerned the recommended 175-foot building height might not be able to accommodate the recommended FAR 6.0 density. We reviewed projects within the Woodmont Triangle and found that in some instances the approved 174 foot building height appears to have been reached with FAR's below 6.0. In this respect, Greenhill believes the recommended FAR 6.0 is appropriate but requests sufficient height (200-225') to achieve that FAR with reasonable certainty.

Thank you for your consideration.

Sincerely,

**LINOWES AND BLOCHER LLP**



Todd D. Brown

Enclosure

Cc: Leonard Greenberg  
Richard Greenberg  
Leslye Howerton  
Marc Deocampo



**MCP-CTRACK**

**RECEIVED**  
0393  
MAY 26 2015

**From:** Martha Lewis <mbslewis@gmail.com>  
**Sent:** Saturday, May 23, 2015 6:22 PM  
**To:** MCP-Chair; Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wells-Harley, Marye  
**Cc:** Montgomery County Council; CM Berliner; Leventhal's Office, Councilmember; Floreen's Office, Councilmember; Elrich's Office, Councilmember; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; Nancy Navarro; councilmember.hucker@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov  
**Subject:** Retain R-10 for 6600 Wisconsin Avenue, No to development creep

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Chair Casey, and Commissioners Dreyfuss, Fani-Gonzalez, Presley, and Wells-Harley,

Please retain the R-10 zoning for 6600 Wisconsin Avenue, site of Fire Station 6. CR zoning is not appropriate for a site that borders single-family residences. Say no to development creep and do not apply CR zones south of Bradley Boulevard.

It seems quite strange to me that, as Bradley Blvd. has, clearly, been the demarcation between commercial and residential, I am quite surprised to learn of a proposal to violate that perpetual history. I was born when my family lived on Norwood Drive. We left and returned to another house ten years later.

In the middle sixties, there was a proposal for a high-rise apartment building with potentially commercial first floor. The neighbors successfully fought for the fire house instead. I hope that their efforts were not in vain.

Thank you for saving our RESIDENTIAL neighborhood.

Sincerely,  
Martha Lewis  
4608 Norwood Drive  
Chevy Chase West

--  
Martha Lewis



RECEIVED  
MAY 21 2015

**MCP-CTRACK**

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Michelle High <michellebhigh@gmail.com>  
**Sent:** Thursday, May 21, 2015 1:57 PM  
**To:** MCP-Chair; Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wells-Harley, Marye  
**Cc:** county.council@montgomerycountymd.gov;  
councilmember.berliner@montgomerycountymd.gov;  
councilmember.leventhal@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.katz@montgomerycountymd.gov;  
councilmember.rice@montgomerycountymd.gov;  
councilmember.navarro@montgomerycountymd.gov;  
councilmember.hucker@montgomerycountymd.gov;  
councilmember.riemer@montgomerycountymd.gov  
**Subject:** Retain R-10 for 6600 Wisconsin Avenue; No to development creep!

Dear Chair Casey, and Commissioners Dreyfuss, Fani-Gonzalez, Presley, and Wells-Harley,

Our lovely little neighborhood with high home values, young families, and a small-town neighborhood feel is under increasing threats of encroaching development, from the rapid transit bus proposal to rezoning to allow commercial development on our edges. As such, I urge you to please retain the R-10 zoning for 6600 Wisconsin Avenue, site of Fire Station 6. CR zoning is not appropriate for a site that borders single-family residences. Please say no to development creep and do not apply CR zones south of Bradley Boulevard.

Sincerely,

Michelle High  
4607 Norwood Drive  
Chevy Chase West



## **MCP-CTRACK**

---

**From:** Paul Rothstein <rothstei@law.georgetown.edu>  
**Sent:** Wednesday, May 20, 2015 6:21 PM  
**To:** MCP-Chair; Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wells-Harley, Marye  
**Subject:** Please: Retain R-10 for 6600 Wisconsin Avenue, No to development creep

Please retain the R-10 zoning for 6600 Wisconsin Avenue, site of Fire Station 6. CR zoning is not appropriate for a site that borders single-family residences. Say no to development creep and do not apply CR zones south of Bradley Boulevard.

Sincerely,

Prof. Paul Rothstein and  
Thelma a. McDermott-Rothstein  
4706 Morgan Drive  
Chevy Chase West

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Paul Rothstein  
Professor of Law  
Georgetown University Law Center  
"Law never is, but is always about to be."---Justice Benjamin Cardozo

MCP-CTRACK

RECEIVED  
0386

MAY 21 2015

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**From:** Morens, David (NIH/NIAID) [E] <DMORENS@niaid.nih.gov>  
**Sent:** Wednesday, May 20, 2015 5:37 PM  
**To:** <johnamichael@starpower.net>  
**Cc:** MCP-Chair; Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wells-Harley, Marye; county.council@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov  
**Subject:** Re: Retain R-10 for 6600 Wisconsin Avenue, Say "No" to development creep

Dear Chair and Commissioners,

as Mr. Michael forwarded on my behalf i want to concur in person so to speak. Please pardon the unusual manner, i am in West Africa treating Ebola patients and with limited email connectivity have been trying to follow these events and express my opinion, as Mr. Michael has indicated. I will become more engaged when i get back to the States

Thank You

david morens

David M Morens MD  
NIAID, NIH  
Sent from my iPhone

On May 20, 2015, at 20:40, John Michael <johnamichael@starpower.net<mailto:johnamichael@starpower.net>> wrote:

From: David Morens (he is out of the country with limited e-mail service; I am acting at his request.)

Dear Chair Casey, and Commissioners Dreyfuss, Fani-Gonzalez, Presley, and Wells-Harley,

As a homeowner living on Nottingham Drive, I urge you to retain the R-10 zoning for 6600 Wisconsin Avenue, site of Fire Station 6. CR zoning is not appropriate for a site that borders single-family residences. Please say "No" to development creep south of Bradley Boulevard.

Thanks you for your public service. I pray the public sprit overrides the private interests driving this rezoning proposal for Bethesda South.

Sincerely,

David Morens

## **MCP-CTRACK**

---

**From:** Lenore Larson <lenorel35@yahoo.com>  
**Sent:** Wednesday, May 20, 2015 7:15 PM  
**To:** MCP-Chair; Wright, Gwen; c.council  
**Subject:** Rezoning 66 Wisconsin Ave

Dear Chairman and Commissioners

As longtime residents of Nottingham Dr we strongly oppose the Rezoning the site of the Bethesda Fire station #6, which is currently zoned R10. The consequences for Nottingham Dr and by extension Chevy Chase West, would be calamitous.

Do not let developers creep overtake the neighborhoods south of Bradley Bvd.

Respectfully,  
Mrs Lenore Larson  
4606 Nottingham Dr  
Chevy Chase @0815

## MCP-CTRACK

---

**From:** Elizabeth Ewing <ewing16@gmail.com>  
**Sent:** Wednesday, May 20, 2015 6:43 PM  
**To:** Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wells-Harley, Marye;  
Cc: <councilmember.berliner@montgomerycountymd.gov>;  
<councilmember.leventhal@montgomerycountymd.gov>;  
<councilmember.floreen@montgomerycountymd.gov>;  
<councilmember.elrich@montgomerycountymd.gov>;  
<councilmember.katz@montgomerycountymd.gov>;  
<councilmember.rice@montgomerycountymd.gov>;  
<councilmember.navarro@montgomerycountymd.gov>;  
<councilmember.hucker@montgomerycountymd.gov>;  
<councilmember.riemer@montgomerycountymd.gov>  
**Subject:** Zoning change concern 6600 Wisconsin Ave

Dear Chair Casey, and Commissioners Dreyfuss, Fani-Gonzalez, Presley, and Wells-Harley,

I am a homeowner living at the corner of Nottingham Drive and Wisconsin Avenue across the street from the Bethesda fire station, I urge you to retain the R-10 zoning for 6600 Wisconsin Avenue, site of Fire Station 6. CR zoning is not appropriate for a site that borders single-family residences. Please say "No" to development creep south of Bradley Boulevard.

Among many concerns, the impact on traffic, and the impact on Norwood Park at the end of Nottingham Drive (a dead-end street), are most worrisome. When the planning staff briefs you tomorrow on the South Bethesda plan, I encourage you to inquire into the traffic impact that a CR re-zoning would have on Nottingham, a one-block long street that dead ends into Norwood Park. CR zoning that could mean an apartment building or retail shops would bring traffic that this street - already traffic-challenged - could not handle. Many people, notably young children, and those pushing babies in strollers, walk this street to the park as do many people with dogs.

Increased traffic from trucks needing to service new construction could be a disaster. Moreover, during any construction period itself seems near impossible to manage.

Finally, I would be happy to meet with you to discuss my concerns in more detail or to accompany you on singly a site inspection.

Thank you for your work on planning in our community. May the broader concerns of traffic and a much-used neighborhood park as well as other significant logistical concerns guide your questions and decisions. Please do not alter the zoning for 6600 Wisconsin Avenue.

Sincerely,

Elizabeth A. Ewing  
6510 Wisconsin Ave.  
Chevy Chase, MD 20815  
(at corner of Wisconsin and Nottingham)



## MCP-CTRACK

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**From:** dwalle@verizon.net  
**Sent:** Wednesday, May 20, 2015 10:36 PM  
**To:** MCP-Chair; Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wells-Harley, Marye  
**Cc:** county.council@montgomerycountymd.gov;  
councilmember.berliner@montgomerycountymd.gov;  
councilmember.leventhal@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.katz@montgomerycountymd.gov;  
councilmember.rice@montgomerycountymd.gov;  
councilmember.navarro@montgomerycountymd.gov;  
councilmember.hucker@montgomerycountymd.gov;  
councilmember.riemer@montgomerycountymd.gov  
**Subject:** Retain R-10 for 6600 Wisconsin Avenue, No to development creep

Dear Chair Casey, and Commissioners Dreyfuss, Fani-Gonzalez, Presley, and Wells-Harley,

Please retain the R-10 zoning for 6600 Wisconsin Avenue, site of Fire Station 6. CR zoning is not appropriate for a site that borders single-family residences. Say no to development creep and do not apply CR zones south of Bradley Boulevard.

Sincerely,  
Elizabeth T. Walle  
4609 Morgan Drive  
Chevy Chase West

## MCP-CTRACK

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**From:** Ceci Royals <ceciroyals@gmail.com>  
**Sent:** Wednesday, May 20, 2015 8:14 PM  
**To:** MCP-Chair; Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wells-Harley, Marye  
**Cc:** county.council@montgomerycountymd.gov;  
councilmember.berliner@montgomerycountymd.gov;  
councilmember.leventhal@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.katz@montgomerycountymd.gov;  
councilmember.rice@montgomerycountymd.gov;  
councilmember.navarro@montgomerycountymd.gov;  
councilmember.hucker@montgomerycountymd.gov;  
councilmember.riemer@montgomerycountymd.gov  
**Subject:** Retain R-10 zoning for 6600 Wisconsin Avenue, Say "No" to development creep

Dear Chair Casey, and Commissioners Dreyfuss, Fani-Gonzalez, Presley, and Wells-Harley,

I am writing to request that you retain R-10 zoning for 6600 Wisconsin Avenue, site of Fire Station 6 and reject CR zoning for that property. Protect the transitional space from urban Bethesda to residential Chevy Chase.

Neither Nottingham Drive nor the intersection of Wisconsin and Bradley are designed to accommodate the additional traffic that a multi-unit building would generate.

Sincerely,

Cecilia Royals  
4612 Nottingham Drive  
Chevy Chase, MD 20815

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Ceci Royals  
[ceciroyals@gmail.com](mailto:ceciroyals@gmail.com)

## MCP-CTRACK

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**From:** Kim <hamiltonkim@verizon.net>  
**Sent:** Thursday, May 21, 2015 9:11 AM  
**To:** MCP-Chair  
**Subject:** Zoning/fire station at Bradley and Wisconsin

Dear Chair Casey, and Commissioners Dreyfuss, Fani-Gonzalez, Presley, and Wells-Harley,

Please retain the R-10 zoning for 6600 Wisconsin Avenue, site of Fire Station 6. CR zoning is not appropriate for a site that borders single-family residences. Say no to development creep and do not apply CR zones south of Bradley Boulevard.

Sincerely,  
Kim Hamilton  
6400 Stratford Rd 20815  
Chevy Chase West

**MCP-CTRACK**

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**From:** Gaetan Tiberghien <gaetantib@gmail.com>  
**Sent:** Thursday, May 21, 2015 12:23 AM  
**To:** MCP-Chair; Anderson, Casey; Presley, Amy; Wells-Harley, Marye;  
county.council@montgomerycountymd.gov; CM Berliner;  
councilmember.leventhal@montgomerycountymd.gov;  
councilmember.floreen@montgomerycountymd.gov;  
councilmember.elrich@montgomerycountymd.gov;  
councilmember.katz@montgomerycountymd.gov; Fani-Gonzalez, Natali;  
councilmember.rice@montgomerycountymd.gov;  
councilmember.hucker@montgomerycountymd.gov; Dreyfuss, Norman;  
councilmember.riemer@montgomerycountymd.gov; Nancy Navarro  
**Subject:** Re: Retain R-10 for 6600 Wisconsin Avenue, Say "No" to development creep

Dear Chair Casey, and Commissioners Dreyfuss, Fani-Gonzalez, Presley, and Wells-Harley,

As a homeowner on Nottingham Drive opposite the Bethesda fire station, I urge you to retain the R-10 zoning for 6600 Wisconsin Avenue, site of Fire Station 6. CR zoning is not appropriate for a site far away from the metro station and that borders single-family residences.

Thanks for your help

Sincerely,

--  
Gaetan

Global warming, increasing obesity rates and traffic congestion... bike commuting is the solution !

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JUN 01 2015

**MONTGOMERY PLANNING BOARD**

May 29, 2015

Todd D. Brown  
tbrown@linowes-law.com  
301.961.5218

Mr. Casey Anderson, Chair and Members  
of the Montgomery County Planning Board  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Downtown Bethesda Plan – St. Elmo and Cordell Avenue Properties

Dear Mr. Anderson and Members of the Planning Board:

This office represents several affiliates of Greenhill Capital Corporation (“Greenhill”). Collectively Greenhill controls about 40,000 square feet of net tract area located in the block bounded by Cordell Avenue, Norfolk Avenue, St. Elmo Avenue and Woodmont Avenue (“Property”). This letter requests an increase in the recommended maximum building height within the block (excluding those properties fronting Norfolk Avenue) from 175 feet to 200-225 feet.

The Property is shown in green on Attachment A. Greenhill has worked for years to assemble the properties in this block for a comprehensive redevelopment project. That effort is nearly complete, and Greenhill recently settled in May 2015 on Pt. Lots 192 and 193, adding another 5,250 square feet to the assemblage.

The Public Hearing Draft recommends CR6.0, C-1.25, R-6.0, H-175 for the Property. Considering the Property’s location, the requested 200-225’ building height is appropriate and should not adversely affect any nearby property. The closest single-family housing is far removed from the Property, and nearby existing/approved development already includes high-rise residential and office uses (Bainbridge, 4900 Fairmont, 7900 Wisconsin Avenue, Woodmont Central, Landow, etc.). Although many of these buildings are about 175 feet tall, the Property is located at the center of them all. Some additional height at this location is appropriate and will not only help incentivize optional method redevelopment, but will allow for some variation of skyline.

The Public Hearing Draft also acknowledges the benefit of redeveloping County parking facilities. (p. 148). The Property abuts two Montgomery County parking lots, one on Cordell Avenue and one on St. Elmo Avenue (shown in yellow on Attachment A). Although Greenhill often develops at standard method densities, a modest increase in building height will help

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May 29, 2015  
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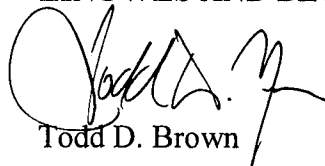
incentivize an optional method project that might also include the two parking lots. Most significantly, the ability to achieve full FAR with the increased building height could also help mitigate the cost of and/or provide additional building volume for any public parking that might be replaced on site, thus further justifying the additional height.

Lastly, Greenhill is concerned the recommended 175-foot building height might not be able to accommodate the recommended FAR 6.0 density. We reviewed projects within the Woodmont Triangle and found that in some instances the approved 174 foot building height appears to have been reached with FAR's below 6.0. In this respect, Greenhill believes the recommended FAR 6.0 is appropriate but requests sufficient height (200-225') to achieve that FAR with reasonable certainty.

Thank you for your consideration.

Sincerely,

**LINOWES AND BLOCHER LLP**



Todd D. Brown

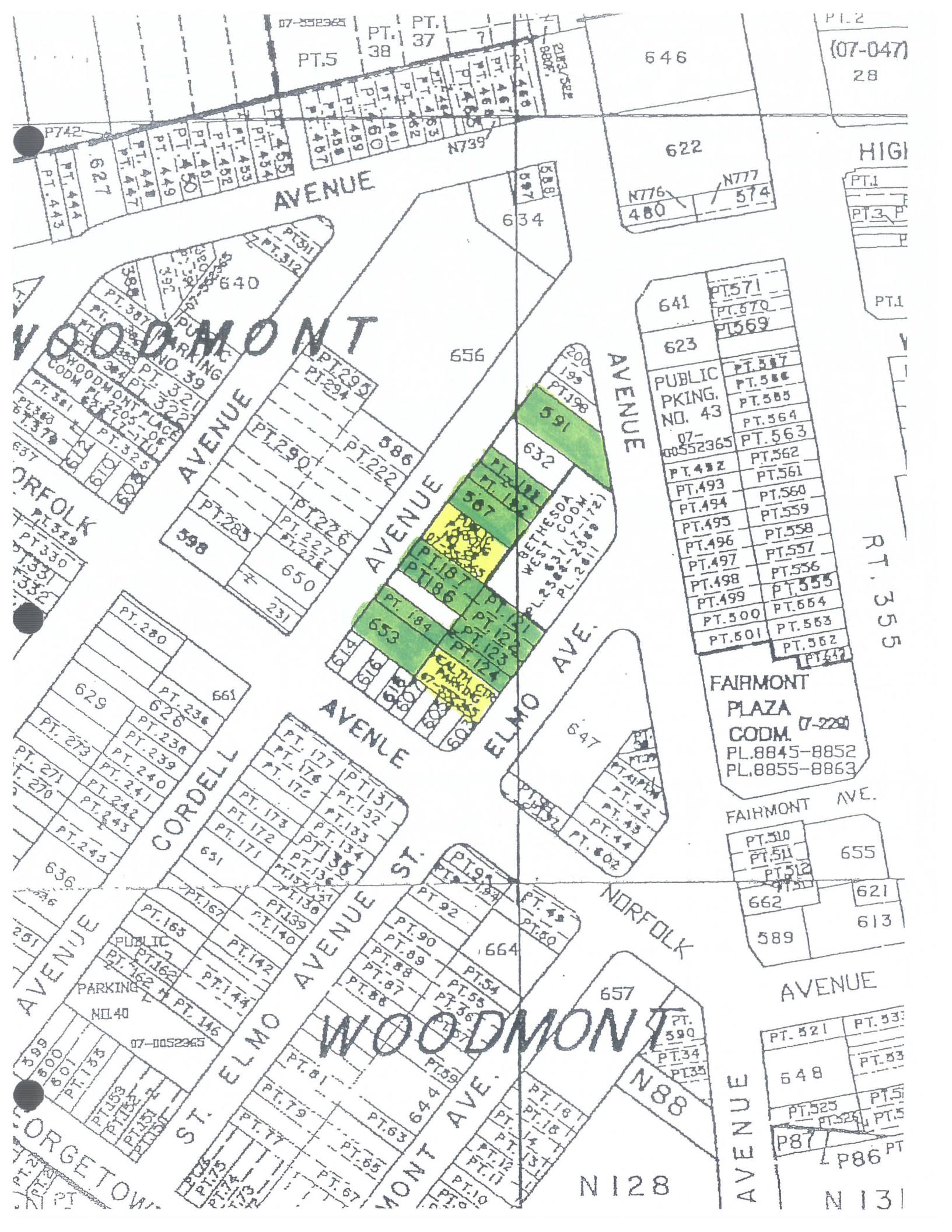
Enclosure

Cc: Leonard Greenberg  
Richard Greenberg  
Leslye Howerton  
Marc Deocampo

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MAY 26 2015

MONTGOMERY PLANNING/Area 1

200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.762.6044 WWW.MILLERMILLERCANBY.COM

All attorneys admitted in Maryland and where indicated.

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JOSEPH P. SUNTUM

EDWARD S. WEST (DC, PA, VA)  
ROBERT E. GOUGH  
DONNA E. MCBRIDE (DC)  
GLENN M. ANDERSON (FL)  
HELEN M. WHELAN (DC, WV)

MICHAEL G. CAMPBELL (DC, VA)  
SOO LEE-CHO (CA)  
BOBBY BAGHERI (DC, VA)  
DAMON B. OROBONA (DC)  
DIANE E. FEUERHERD  
MICHAEL S. SPENCER

[JSKLINE@MMCANBY.COM](mailto:JSKLINE@MMCANBY.COM)

May 19, 2015

Ms. Leslye Howerton  
Area 1 Planning Team  
M-NCPPC  
8787 Georgia Avenue, Third Floor  
Silver Spring, MD 20910

RE: Bethesda Downtown Plan;  
Bradley Boulevard Shopping Center

Dear Ms. Howerton,

The attached letter of March 2, 2015 from the Edgemoor Citizen's Association to the Planning Director recently came to my attention. Because the letter makes land use recommendations for our client's property, The Bradley Boulevard Shopping Center, we would like to respond, albeit late, to the observations and to the recommendations contained in the attached March 2, 2015 letter.

Representatives of M-NCPPC have met with the owners of the Bradley Boulevard Shopping Center so you are familiar with the owners' current short- and mid-range plans to retain the Shopping Center as attractive community retail center providing to the needs of residents in the surrounding area. But, long term, the owners do envision redevelopment of the property while still hoping to retain a community-oriented ground floor level leasing program for retail uses that have made the Shopping Center so popular, in the past.

The owners thought that the published Plan Concept provided them with adequate redevelopment incentives (e.g., mixed-use, modest height increase) without having an adverse impact on surrounding properties, particularly those developed under residential, single-family detached zoning. We note that there is a minimum of 425 feet between the Bradley Boulevard Shopping Center and any land zoned in a detached residential zoning classification, and as much as 550+ linear separation between the Center and detached residences. Between these two types of uses, there are several intervening multi-story apartment buildings located between the Shopping Center property and the Edgemoor community boundary. Accordingly, our clients



there is adequate separation between its property and the single family detached neighborhoods so that re-development up to 70 feet would not have an adverse impact on those existing single-family detached residential neighborhoods.

Thank you for your consideration of these comments. Should you wish to receive any additional information from our client on this subject, please let me know.

Sincerely yours,

MILLER, MILLER & CANBY

**JODY KLINE**

Jody S. Kline

JSK/sf

CC: Robert Kronenberg  
Sam Barrow, Jr.  
Sam Barrow, III.  
Ed O'Hara



**Edgemoor Citizens Association, Inc.**  
**P.O. Box 30459**  
**Bethesda, MD 20824**

March 2, 2015

Gwen Wright, Planning Director  
Montgomery County Planning Department  
8787 Georgia Ave.  
Silver Spring, MD 20910

Dear Ms. Wright,

We are members of the Board of Directors of the Edgemoor Citizen's Association, a civic organization representing residents of the Bethesda neighborhood encompassing Edgemoor, Bradley Village and parts of Bradley Hills. We are writing about the Bethesda Downtown Plan.

We appreciate your and your staff's work on the Plan, including your community outreach activities and efforts to obtain public input. However, we have two areas of concern: (i) the potential new development at the Bethesda Metro Plaza; and (ii) the proposed height increases on the west side of Arlington Road at Bradley Boulevard. We would appreciate the opportunity to meet with you or members of your staff to discuss these concerns.

Our principal concerns are:

*Bethesda Metro Plaza*

- There has been little public discussion of changes being contemplated for the Metro Plaza. The Plan Concepts documents appear to include a new high-rise building on a large part of the front of the Plaza that is currently public open space, but do not indicate the scope of the changes being contemplated.
- Reducing the amount of public open space on the Plaza by adding a new building that blocks sight lines and inhibits public access to the Plaza is inconsistent with the Plan's goals to "activate and increase visibility of public use spaces" and make "a greener and more connected downtown."
- Members of our community are aware of the Brookfield Properties and Clark Enterprises proposals, but we have not yet had the opportunity to discuss concepts for the Metro Plaza with you or your staff.
- To find the best solution for all of Bethesda, public discussion and consideration of a range of ideas for the Metro Plaza is needed before you forward a Staff Draft Plan to the Planning Board.

