

Bethesda

Downtown Plan

Public Hearing Draft
June 24, 2015

Letters and Correspondence

June 19, 2015 – June 24, 2015

RECEIVED
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

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

From: Ben Beach <benhbeach@gmail.com>
Sent: Wednesday, June 17, 2015 5:29 PM
To: MCP-Chair; CM Berliner
Subject: Downtown Bethesda

Please opt for a bit of green space at Wisconsin & East-West. We do NOT need another high-rise. Everywhere you look around here, another huge building is going up. Enough!

MCP-CTRACK

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

MCP-CTRACK

RECEIVED
0502
JUN 18 2015

From: Ellen Rader <southbethesda@gmail.com>
Sent: Wednesday, June 17, 2015 11:13 PM
To: Howerton, Leslye; MCP-Chair
Subject: Written Testimony for June 24, Downtown Bethesda Master Plan
Attachments: Attorney's Letter Sacks.pdf

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

Leslye,

Attached is a letter from Linowes and Blocher which you previously received. I just want to be sure it is included in the written testimony to be presented to the Planning Board on June 24th.

Will all the letters and e-mails from Sacks owners which have been received by your staff be included in the written testimony?

Thanks,

Ellen Rader
4841 Leland St
240-277-1876 (C)

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

April 13, 2015

Heather Dishopolsky
301.961.5270
hdlhopolsky@linowes-law.com

VIA EMAIL AND FIRST CLASS MAIL

Ms. Leslye Howerton
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Feedback on Bethesda Downtown Plan Concept Materials

Dear Ms. Howerton:

On behalf of Ellen Rader, owner of the property located at 4841 Leland Street in the Sacks neighborhood of Bethesda (the "Property"), I am submitting this letter in response to the briefing presented by Planning Staff to the Montgomery County Planning Board (the "Planning Board") on December 11th regarding the ongoing Bethesda Downtown Plan (the "Sector Plan") process, as well as the conceptual materials that were presented by Planning Staff at a community meeting held on January 29th regarding the Sector Plan, and several meetings that Planning Staff has had with members of the Sacks neighborhood, including Ms. Rader, over the past year or so of Planning Staff's work on the Sector Plan.

As Ms. Rader and several members of her community indicated to Planning Staff previously, the Sacks residential neighborhood is undergoing rapid change, not just because of ongoing redevelopment in the adjacent Bethesda Central Business District (CBD), but dynamics internal to the Sacks neighborhood itself. Many longtime owners have or are considering selling to single-family builders and, when this occurs, the existing single-family home is torn down and replaced with a large, new dwelling that in essence seeks to maximize square footage and height. The effect is a significant change in the nature and feel of the neighborhood. In addition, the Sacks neighborhood is becoming increasingly an island in the middle of a multi-family area, with the new Lot 31 mid- and high-rise, mixed-use project directly to the north, and longstanding multi-family uses directly adjacent to the east between the Sacks neighborhood and Wisconsin Avenue, and to the south on the other side of Bradley Boulevard. It seems that many residents of the Sacks neighborhood are very conscious of the rapidly changing nature of the area, and are viewing their only "out" as selling their existing homes to single-family builders as teardowns. Given that the neighborhood is significantly changing on its own notwithstanding the current Bethesda CBD Sector Plan recommendations and the neighborhood's R-60 zoning, the new Sector Plan is an ideal opportunity to more actively plan for the neighborhood and its ongoing transition.

**L&B 4726653v1/12857.0001

Ms. Leslye Howerton
April 13, 2015
Page 2

We believe that there are other options for the Sacks neighborhood than simply remaining a single-family, R-60 teardown neighborhood. Specifically, we request that Planning Staff's draft of the Sector Plan, which we understand will be presented to the Planning Board in the end of May, suggest that either or both of the following two proposals may be appropriate for the Sacks neighborhood:

(1) Retain base R-60 zoning, but incorporate floating zone recommendation: The Sacks neighborhood would retain its base zoning of R-60, but a recommendation could be included in the Sector Plan that all or a portion of the neighborhood may be appropriate for a future rezoning to a townhouse floating (TF) zone. The Zoning Ordinance in effect until October 30, 2014 contained townhouse zoning options for 8, 10, and 12.5 units/acre, and we believe that these densities would be most appropriate for the Sacks neighborhood in order to provide a transition from the higher densities directly to the north, and also to ensure compatibility with single-family homes remaining in the Sacks neighborhood. The Sector Plan could also recommend that sufficient contiguous lot area be amassed before any property could become eligible for filing a TF floating zone application. By recommending that all or a portion of the Sacks neighborhood may be appropriate for a TF floating zone, this ensures that a local map amendment application would have to be filed and reviewed by the Planning Board, Hearing Examiner, and Montgomery County Council, with its inherent review of conformance with the Sector Plan, compatibility with existing and approved adjacent development, analysis of any adverse impacts, etc., before any zoning changes could be approved.

(2) Use the BLT program to provide green and open space possibilities: The Transferable Density Rights (TDR) and Building Lot Termination (BLT) programs are currently used to preserve agricultural land in the up-county and to remove from properties the future ability to redevelop with single-family homes. We are well aware that Planning Staff is actively seeking green and open space and park sites as part of the ongoing Sector Plan process, given that Bethesda has few of these sites left and very few obvious future sites available. We believe that a program similar to the TDR or BLT programs could be used to create green or open space in the Sacks neighborhood, which could be easily accessed by residents, employees, and visitors to the adjacent Bethesda Downtown and also by users of the Capital Crescent Trail.

The 2012 Park, Recreation and Open Space (PROS) Plan recognized the challenges faced by smaller urban sector plan areas in providing opportunities for parks and recreation, and noted that dog parks, community gardens, urban wooded areas, trails, and community open space and places for gathering are particularly important to residents of urban areas. The PROS Plan acknowledged the limited funds available for park and open space acquisition, but mentions that acquisition via land development with subsequent transfer to Parks ownership is oftentimes a viable option. Given the property values in the Sacks neighborhood, it is probably not feasible for Parks to acquire directly any properties in the neighborhood for use as parks or open space.

Ms. Leslye Howerton
April 13, 2015
Page 3

However, under the current CR (Commercial/Residential) Zone requirements, which most every property in the Bethesda CBD is currently zoned, in order to achieve maximum density permitted under the optional method of development developers are already required to purchase BLTs. Currently, these BLTs come from the up-county area. However, we believe that a similar program, valued appropriately to account for the property values in the Sacks neighborhood, could be used in order to terminate building lots in the Sacks neighborhood for those property owners who are interested and volunteer. Under such a program, developers could be incentivized to purchase BLTs from the Sacks neighborhood through identification of the Sacks neighborhood as a priority sending area, or valuing the BLTs from the Sacks neighborhood at a greater incentive density than those from the up-county. Once a developer purchased the BLT from a property, with the property essentially being stripped of its value the property could be acquired by Parks for long-term use in implementing the goals of the PROS Plan and the Sector Plan for green and open space or parks directly adjacent to downtown Bethesda.

Obviously, the current BLT program is a very complex program, and this new twist on it adds further layers of complexity, but we believe that it is worthy of analysis and evaluation as part of the Sector Plan process as a possible way to address the challenges and changes currently facing the Sacks neighborhood.

We thank you for consideration of these comments. As noted, the Sacks neighborhood is already rapidly changing under its own momentum, and we believe that a more active role in planning for its transition should be taken by Planning Staff as part of the Sector Plan process. We look forward to continuing to work with you and the rest of the Planning Staff. If you have any questions or require any additional information, please do not hesitate to contact us.

Very truly yours,

LINOWES AND BLOCHER LLP



Heather Dlhopsky

cc: Members of the Planning Board (MCP-Chair@mncppc-mc.org)
Mr. Robert Kronenberg
Mr. Marc DeOcampo
Ms. Ellen Rader

MCP-CTRACK

From: Howerton, Leslye
Sent: Thursday, June 18, 2015 6:49 AM
To: Ellen Rader
Cc: MCP-Chair
Subject: Re: Written Testimony for June 24, Downtown Bethesda Master Plan

Ellen,
Yes, all letters and emails that we have received will be included in the written testimony.

Thank you!
Leslye

Sent from my iPhone

> On Jun 17, 2015, at 11:12 PM, "Ellen Rader" <southbethesda@gmail.com> wrote:
>
> Leslye,
>
> Attached is a letter from Linowes and Blocher which you previously received. I just want to be sure it is included in the written testimony to be presented to the Planning Board on June 24th.
>
> Will all the letters and e-mails from Sacks owners which have been received by your staff be included in the written testimony?
>
> Thanks,
>
> Ellen Rader
> 4841 Leland St
> 240-277-1876 (C)
>
>
> <Attorney's Letter Sacks.pdf>

MCP-CTRACK

RECEIVED
0303

JUN 18 2015

From: Tanya Riseman <tanya.riseman@gmail.com>
Sent: Thursday, June 18, 2015 11:05 AM
To: MCP-Chair
Subject: right of way on Keystone Ave.

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

Dear Planning Board,

I am submitting testimony for the hearing on June 24, 2015 regarding recommendations for road widths for residential streets Keystone Ave. and Brook Lane (North).

The document

www.montgomeryplanning.org/community/bethesda_downtown/documents/BDPPublicHearingDraft_052115_sm.pdf

lists the road right of way recommendations as 80' for Keystone and 70' for Brook Lane (North). Is this a typo? Is the plan to widen the roads to this right of way? These widths are comparable to main streets like Arlington Road. Brook Lane North is a residential dead end. Keystone is only a short block connecting Battery Lane to one-block-long Brook Lane South and bisecting two-block long Brook Lane North. That's it. Two out of three of these blocks are full of single family houses which don't even have sidewalks --- the scale of the proposed road on Keystone is gigantic in comparison. The townhouses and rear entrance of the Whitehall condominium on Brook Lane North do not need that kind of widths; taller residential buildings are being built in Woodmont Triangle on streets with right of ways of only 60 feet. Of course, the existing green space around the townhouses, condominiums, and apartment (5015 Battery Lane) should be preserved.

In addition, I am puzzled by the move to reduce Arlington Road from 4 lanes to 2 lanes. It is busy all day and at rush hour there is gridlock in the intersections. Arlington Road plus Old Georgetown provide an alternate route to Wisconsin Ave. for traveling by downtown Bethesda. Why are you trying to gentile the traffic on a main road like Arlington and ramp it up on a residential dead end like Keystone/Brook Lane North?

Sincerely,

Tanya Riseman
104 S. Brook Lane
Bethesda MD 20814

MCP-CTRACK

From: Patricia Busche <buschep@msn.com>
Sent: Thursday, June 18, 2015 11:49 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 improvements to the Bethesda Metro Center are long overdue. Looks like a great plan with a developer that can get the job done. Lets move forward!!

Sincerely,
Patricia Busche

MCP-CTRACK

From: Rits Harding <netmom23@msn.com>
Sent: Thursday, June 18, 2015 12:05 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 approve of the plan to revitalize the Bethesda Metro area and Bus Bay. Right now it is a very unpleasant experience to walk into that area to use the metro. It is dark, dirty and the smells are disgusting to say the least. I would also like to mention security as an issue too. As a woman coming home at night is scary because there are usually people loitering in the area and I rarely see police or any kind of security. Bringing shops and cafes will help a get deal.

Sincerely,
Rits Harding

MCP-CTRACK

From: Margaret Upton <mgu@uptonarchitecture.com>
Sent: Thursday, June 18, 2015 12:18 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,

This would be a wonderful improvement to an under utilized area of downtown Bethesda.

Margaret Gaughan Upton, AIA
Upton Architecture

Sincerely,
Margaret Upton

MCP-CTRACK

RECEIVED
0507
JUN 18 2015

From: WordPress <veronica.dcosta@clarkus.com>
Sent: Thursday, June 18, 2015 1:53 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: veronica.dcosta@clarkus.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 enjoy my summer lunch breaks with friends at the plaza and the sense of feeling relaxed. The addition of another high-rise would make it an eye sore whilst a community park with greenery would surely enhance the beauty of the plaza. Please do not take these simple pleasures away!

Name: Veronica DCosta
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <VTALWAR@CLARKUS.COM>
Sent: Thursday, June 18, 2015 1:57 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: VTALWAR@CLARKUS.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: VANDANA TALWAR
City: BETHESDA
Zip: 20814

MCP-CTRACK

From: WordPress <lclary30@msn.com>
Sent: Thursday, June 18, 2015 3:22 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

Sent from: lclary30@msn.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:

Downtown Bethesda does not need a 290 office building. Especially one that would eat into existing open green space and would diminish the amount of daylight currently available to those who work in the existing office building or who are staying at the Bethesda Hyatt. I can't even imagine any legitimate reason for the County Planning Department and the County Council to even consider such a proposal in light of both the existing congestion in the area and the fact that according credible studies Montgomery County already has an almost 15% office space vacancy rate. The proposed office tower doesn't make sense either environmentally nor economically. It would be better to make the current space more attractive by inviting several vendors to open cafes at a variety of price points to attract both commuters, residents and office workers and to clean up and bright up the bus terminal area.

Name: Lydia Clary
City: Chevy Chase
Zip: 20815

MCP-CTRACK

From: WordPress <ttrivett@alumni.duke.edu>
Sent: Thursday, June 18, 2015 2:26 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: ttrivett@alumni.duke.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: Todd Trivett
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Elebigre@gmail.com>
Sent: Thursday, June 18, 2015 2:35 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: Elebigre@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:

Enough overbuilding of Bethesda! Traffic congestion is getting worse at all times every day at all. There is not enough public transportation and no plans for more. The schools are over crowded. Our quality of life is degrading. And the county let Pepco massacre beautiful old trees because it won't bury electric lines like they have done for decades anywhere in Europe. Look at what Pepco did along Kenwood Country Club in Bethesda to the magnificent evergreens along River Rd. look what Pepco has done in our neighborhoods, giving the oddest shapes to magnificent trees. We need more space and green, no more absurd construction, and no more destruction of our green canopy.

Name: Emmy Le Bigre
City: Bethesda
Zip: 20816

MCP-CTRACK

From: WordPress <devorahchurchill@verizon.net>
Sent: Thursday, June 18, 2015 2:37 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: devorahchurchill@verizon.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:

Name: Devorah Churchill
City: Bethesda
Zip: 20816

MCP-CTRACK

From: WordPress <Judithmaher9@verizon.net>
Sent: Thursday, June 18, 2015 2:45 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: Judithmaher9@verizon.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:

At this time our area from Little Falls to Bethesda is under tremendous pressure to allow for devastating dense development. A developer has jammed too many townhouses off Butler Road and Little Falls Parkway with an entrance onto the Parkway that is too small to handle the traffic. There is a push for development at Westbard Mall to accommodate 1,000 additional residents, which the neighborhood does not want. The Defense Intelligence Agency on Sangamore Road is being redeveloped. Next to it a townhouse development at High Acres is being created on a street too small to handle the traffic. The county planning development staff has got to stop this over development in our already developed neighborhoods and should stop being a tool of developers who do not live in the neighborhoods they so easily ruin. Enough is enough.

Name: Judith F Maher
City: Bethesda
Zip: 20816

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

RECEIVED
0508
JUN 18 2015
OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

June 16, 2015

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

Mr. Casey Anderson, Chair, and Members
of the Montgomery County Planning Board
Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

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

Dear Mr. Anderson and Members of the Planning Board:

This office represents several affiliates of Greenhill Capital Corporation (“Greenhill”). This letter updates our May 29, 2015 letter requesting an increase in the recommended maximum building height within the block bounded by St. Elmo Avenue, Norfolk Avenue, Woodmont Avenue and Cordell Avenue (excluding those properties fronting Norfolk Avenue) from 175 feet to a maximum 225 feet (May 29, 2015 letter attached).

As indicated in our earlier letter, Greenhill is continuing to assemble the properties within the block, recently closing on an additional 5,220 square feet (Lot 632). A revised exhibit depicting Greenhill’s current holdings within this block is attached (Attachment A). Greenhill reiterates its request for a modest increase in building height from 175 feet to a maximum 225 feet.

Thank you for your consideration.

Sincerely,

LINOWES AND BLOCHER LLP



Todd D. Brown

Enclosures

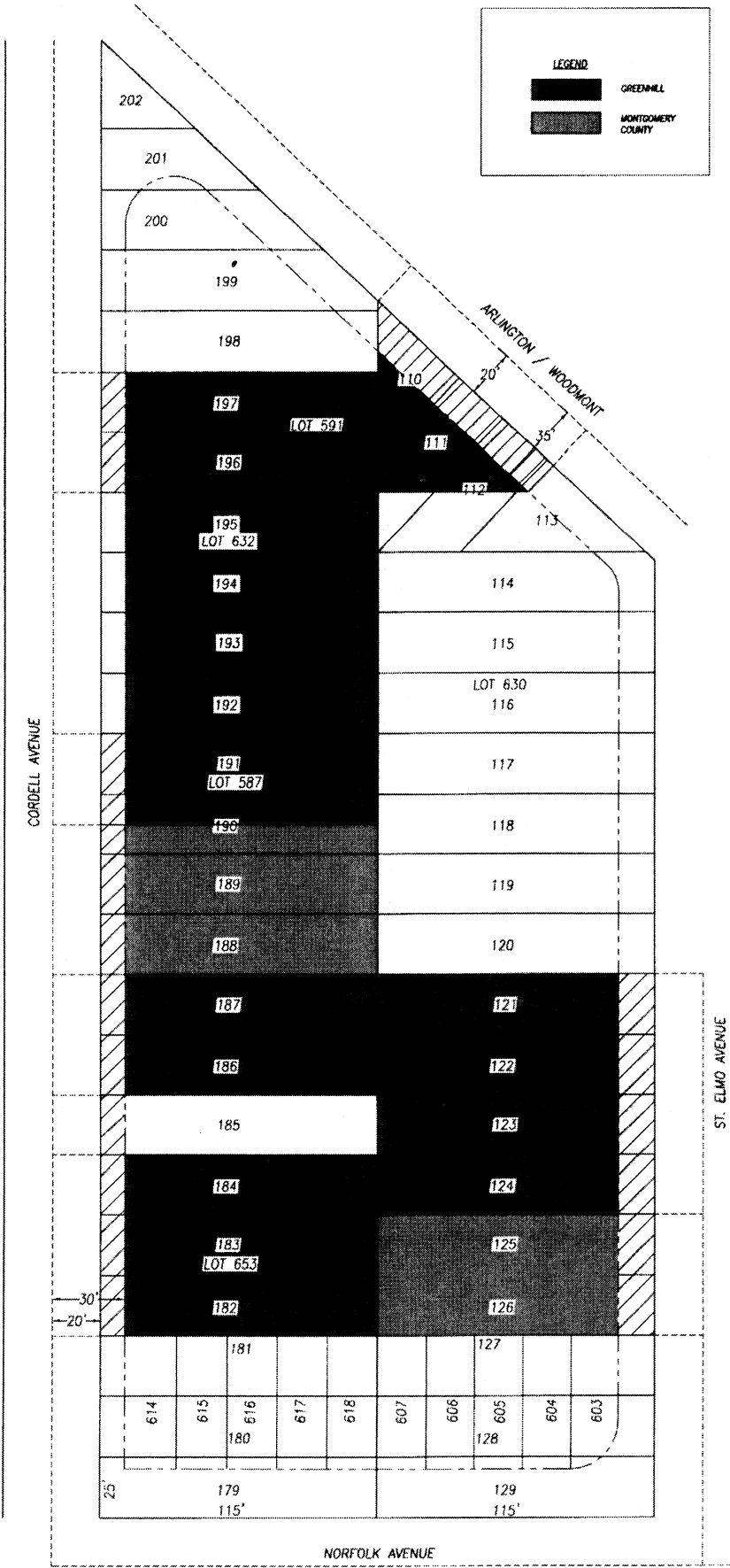
**L&B 4958246v1/07450.0040

Mr. Casey Anderson, Chair, and
Members of the Montgomery County Planning Board
June 16, 2015
Page 2

cc: Leonard Greenberg
Richard Greenberg
Leslye Howerton
Marc DeOcampo

LEGEND

- GREENHILL
- MONTGOMERY COUNTY



gall

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:

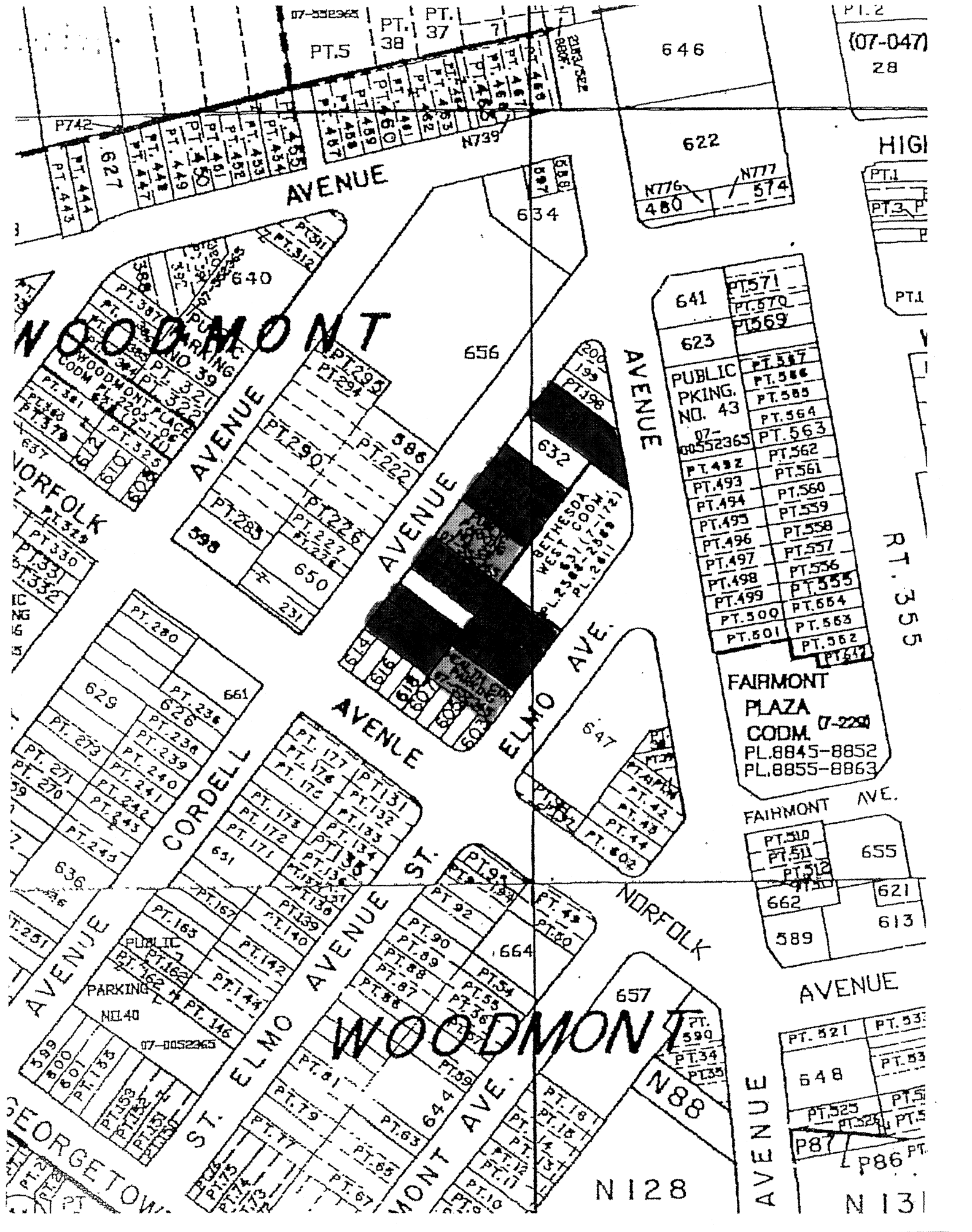
This office represents several affiliates of Greenhill Capital Corporation (“Greenhill”). Collectively Greenhill controls about 40,000 square feet of net tract area located in the block bounded by Cordell Avenue, Norfolk Avenue, St. Elmo Avenue and Woodmont Avenue (“Property”). This letter requests an 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



PT. 5 38 37 7

PL. 2
(07-047)
28

646

P742

N739

622

HIGH

N776 / 480
N777 / 574

AVENUE

634

WOODMONT

656

AVENUE

641	PT. 571
	PT. 570
623	PT. 569
	PT. 587
PUBLIC	PT. 586
PKING.	PT. 585
NO. 43	PT. 564
07-	PT. 563
00552365	PT. 562
PT. 482	PT. 561
PT. 493	PT. 560
PT. 494	PT. 559
PT. 495	PT. 558
PT. 496	PT. 557
PT. 497	PT. 556
PT. 498	PT. 555
PT. 499	PT. 654
PT. 500	PT. 563
PT. 501	PT. 562
	PT. 561

FAIRMONT
PLAZA
CODM. (7-222)
PL. 8845-8852
PL. 8855-8863

FAIRMONT AVE.

PT. 510	655
PT. 511	
PT. 512	
PT. 513	
662	621
589	613

AVENUE

ELMO AVE.

NORFOLK

PT. 280	661
629	PT. 236
PT. 273	PT. 238
PT. 271	PT. 239
PT. 270	PT. 240
	PT. 241
	PT. 242
	PT. 243
	PT. 244
	PT. 245
636	
635	
PT. 251	

CORDELL

AVENUE

ST.

NORFOLK

AVENUE

GEORGETOWN

PUBLIC
PARKING
NEL 40
07-0052365

WOODMONT

AVENUE

657

N88

N128

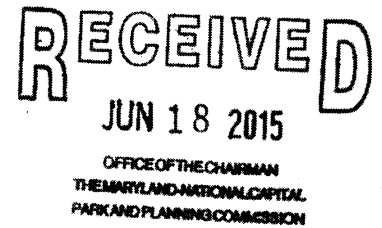
AVENUE

AVENUE

PT. 521	PT. 533
648	PT. 53
PT. 525	PT. 51
PT. 524	PT. 5
P87	
P86	PT.
N131	

Casey Anderson

WILLIAM H. GREER, JR.
6401 BROOKSIDE DRIVE
CHEVY CHASE, MARYLAND 20815-6648



June 17, 2015

To: Westbard Planning Staff
Montgomery Planning Board
County Council

For more than 50 years, my wife and I have lived at 6401 Brookside Drive, Kenwood. My wife, Margaret Jewett Greer, is the owner of our family home. Brookside Drive intersects with River Road and gives direct access to the Westbard Shopping area.

Kenwood is now a very livable neighborhood. The proposed redevelopment of the Westbard sector, if implemented, will threaten the maintenance of the quality of life here. This area of Montgomery County, and the similar surrounding residential neighborhoods, embodies a stable quality of life that would not continue.

Here there is no concentration of transportation facilities as there is around Friendship Heights Metro station. Traffic has substantially increased on Little Falls Parkway, a short distance from Kenwood. A large number of new residential townhouses on land which formerly held a quiet cement-producing plant are now beginning to be occupied. The huge amount of automobile traffic that these many houses will eject into Little Falls Parkway will have a profound, negative effect on the established residential neighborhoods already in existence. These quiet residential neighborhoods do not have the infrastructure to accommodate in a livable way the enormous changes that the proposed development would impose.

I support the Kenwood position paper adopted by our Kenwood Citizens Association, and support the Montgomery County Planning Department goals to maintain the best qualities of Westbard, preserve the small residential scale and maintain low density.

The pending proposals are inconsistent with these goals.

Very truly yours,

A handwritten signature in cursive script that reads "William H. Greer, Jr.".

William H. Greer, Jr.
6401 Brookside Drive
Chevy Chase MD 20815

CC:

Montgomery Planning Board

Casey Anderson

E-mail: Casey.Anderson@mncppc-mc.org

Marye Wells-Harley

E-mail: Marye.Wells-Harley@mncppc-mc.org

Norman Dreyfuss

E-mail: Norman.Dreyfuss@mncppc-mc.org

Natali Fani-Gonzalez

E-mail: Natali.Fani-Gonzalez@mncppc-mc.org

Amy Presley

E-mail: Amy.Presley@mncppc-mc.org

Montgomery County Council Members

Roger Berliner

E-mail: Councilmember.Berliner@montgomerycountymd.gov

Marc Eirich

E-mail: Councilmember.Eirich@montgomerycountymd.gov

Nancy Floreen

E-mail: Councilmember.Floreen@montgomerycountymd.gov

George Leventhal

E-mail: Councilmember.Leventhal@montgomerycountymd.gov

Hans Riemer

E-mail: Councilmember.Riemer@montgomerycountymd.gov

Westbard – Montgomery County Planning Department

Robert Kronenberg

E-mail: Robert.Kronenberg@montgomeryplanning.org

John Marcolin

E-mail: John.Marcolin@montgomeryplanning.org

Paul Mortenson

E-mail: Paul.Mortenson@montgomeryplanning.org

Gwen Wright

E-mail: Gwen.Wright@montgomeryplanning.org

RECEIVED

JUN 18 2015

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

MCP-CTRACK

From: Cameron Manesh <comimanesh@gmail.com>
Sent: Thursday, June 18, 2015 4:03 PM
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,

Cameron Manesh

MCP-CTRACK

From: margaret brown <varenneoraven@gmail.com>
Sent: Thursday, June 18, 2015 4:17 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,

Because Bethesda seriously needs more green spaces for people to escape to.

Sincerely,
margaret brown

MCP-CTRACK

From: Ned Young <njyllc@gmail.com>
Sent: Thursday, June 18, 2015 4:21 PM
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,

Ned. Young

MCP-CTRACK

From: WordPress <alandieringer@verizon.net>
Sent: Thursday, June 18, 2015 4:22 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

Sent from: alandieringer@verizon.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:
There needs to be some green space in the Bethesda CBD

Name: Alan Dieringer
City: Bethesda
Zip: 20814

RECEIVED
0509

MCP-CTRACK

JUN 19 2015

From: Rada Natour <lovely_virgo68@yahoo.com>
Sent: Monday, June 15, 2015 3:09 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 support Brookfield plans to enhance Bethesda metro park

Sincerely,
Rada Natour

MCP-CTRACK

RECEIVED

JUN 19 2015

From: Pat Stocker <PatStocker@aol.com>
Sent: Tuesday, June 16, 2015 12:49 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 support the concept of a community park in the Bethesda Metro Center Plaza. I live at the Metropolitan, an apartment complex near there, and I would enjoy using the park and sharing it with my grandchildren. We do not need more tall buildings in the area - we need some open, attractive space.

Sincerely,
Pat Stocker

RECEIVED

JUN 19 2015

MCP-CTRACK

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

From: Jacqueline Adamson <jackieadamson309@yahoo.com>
Sent: Tuesday, June 16, 2015 2:07 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,

Thank you for creating Bethesda Central Park. Granted, it won't be as big as New York's Central Park in size. But, at least, it will be as big in spirit.

Sincerely,
Jacqueline Adamson

RECEIVED

JUN 19 2015

MCP-CTRACK

From: Brenda Phillips <bphillips468@aol.com>
Sent: Tuesday, June 16, 2015 2:23 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,

Please know that i fully support brookfield's plans to enhance bethesda metro center with a park. thx.

Sincerely,
Brenda Phillips

RECEIVED

JUN 19 2015

MCP-CTRACK

From: Yasmine Bradshaw <ybradshaw5@yahoo.com>
Sent: Tuesday, June 16, 2015 3:17 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 support the plan to bring community upgrades.

Sincerely,
Yasmine Bradshaw

MCP-CTRACK

From: Suzanne Oltarzewski <gbaroque@yahoo.com>
Sent: Wednesday, June 17, 2015 1:58 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 show how visionary you are & agree to Brookfield's plans for a park w/all the amenities to be enjoyed by all. Sadly we lack green-spaces that afford peace & beauty & rest for all to enjoy. Green-spaces make us all more humane.

Sincerely,
Suzanne Oltarzewski

MCP-TRACK

From: WordPress <msny06@yahoo.com>
Sent: Thursday, June 18, 2015 2:04 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: msny06@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:

Bethesda has become a concrete canyon. It doesn't need another low or high rise building. It does need green space that everyone can enjoy. The plaza definitely should NOT be developed.

Name: Marlene Snyder
City: Chevy Chase
Zip: 20815

MCP-CTRACK

From: WordPress <tgold2953@aol.com>
Sent: Thursday, June 18, 2015 2:04 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: tgold2953@aol.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: TED GOLDMAN
City: CLARKSVILLE
Zip: 21029

MCP-CTRACK

From: WordPress <Jribakow@yahoo.com>
Sent: Thursday, June 18, 2015 2:20 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: Jribakow@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:
Do not build another building, keep this as a green space!

Name: JSon Ribakow
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Rachelmidnight@yahoo.com>
Sent: Thursday, June 18, 2015 2:40 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: Rachelmidnight@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:

Name: Rachel Toker
City: Bethesda
Zip: 20816

MCP-CTRACK

From: David Kim <dkim73@yahoo.com>
Sent: Thursday, June 18, 2015 2:56 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 a terrific idea to bring green space to the area. A place to bring my family and eat lunch and enjoy music and movies outdoors.

Sincerely,
David Kim

MCP-CTRACK

From: WordPress <Tuckerjo@yahoo.com>
Sent: Thursday, June 18, 2015 3:54 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: Tuckerjo@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:

I've enjoyed many evenings on the Metro Plaza. I would really hate to see it replaced by a huge building. Also, I worry about that construction may disrupt an already fragile red line. There are too many naturally occurring disruptions. We shouldn't ask for trouble. Thank you

Name: Joanne Tucker
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <naupaka79@yahoo.com>
Sent: Thursday, June 18, 2015 4:43 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: naupaka79@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:

Name: Jessica Kaneshiro
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <nadia_raikin@abtassoc.com>
Sent: Thursday, June 18, 2015 6:03 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: nadia_raikin@abtassoc.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:

Please preserve this as a green space/open space. No more buildings, no more new buildings, especially no more tall buildings!

Name: Nadia
Zip: 20814

MCP-CTRACK

From: WordPress <Wheelmac@me.com>
Sent: Thursday, June 18, 2015 6:26 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: Wheelmac@me.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: Nancy Wheeler
City: Bethesda
Zip: 20815

MCP-CTRACK

From: WordPress <suschu@umich.edu>
Sent: Thursday, June 18, 2015 7:44 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: suschu@umich.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:

Quite a number of new high rises have been buildt or are under construction in the Metro/Woodmont Triangle area. We are losing green space and sunlight. Please don\'t take any more of either away

Name: Albert Schultz
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <suschu@umich.edu>
Sent: Thursday, June 18, 2015 7:45 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: suschu@umich.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:

Quite a number of new high rises have been buildt or are under construction in the Metro/Woodmont Triangle area. We are losing green space and sunlight. Please don't take any more of either away

Name: Susan Schultz
City: Bethesda
Zip: 20814

MCP-CTRACK

From: Forrest Friedman <ffriedman@impark.com>
Sent: Thursday, June 18, 2015 8:31 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 a great idea to help tie Bethesda together even more. To me it would expand the core section.

Sincerely,
Forrest Friedman

MCP-CTRACK

From: WordPress <dipy201@gmail.com>
Sent: Thursday, June 18, 2015 9:39 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: dipy201@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 use that little plaza often to sit in the sun, write briefs, eat lunch, get out of the office and hold conversations there...please don't put another building there. We need the space a lot more than you need the building.

Name: DP
City: Washington DC
Zip: 20015

MCP-CTRACK

From: WordPress <rmbartfeld@gmail.com>
Sent: Thursday, June 18, 2015 9:58 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: rmbartfeld@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 have lived in Bethesda for over 40 years and have seen a comfortable town turn into a noisy, bustling mini-city. I am all for progress, but feel strongly that green space is needed to keep Bethesda as a place where people love to live-- a place for people to sit and chat with others, a place where children can play, a place where artists can display their work. In other words, a place that offers the things that really matter: sunlight, air and peace. A place that would make Bethesda again a real community. We have enough retail shops, restaurants, hi-rises, noise and congestion.

Name: Ruth Bartfeld
City: Bethesda
Zip: 20817

RECEIVED
0510
JUN 19 2015

MCP-CTRACK

From: WordPress <Susandwexler@gmail.com>
Sent: Thursday, June 18, 2015 10:03 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: Susandwexler@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:

Our community is committed to sustainability. It is important to have a Metro Center with human scaled green space for community building activities.

Name: susan wexler
City: bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <Caldera.eva@gmail.com>
Sent: Thursday, June 18, 2015 10:09 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: Caldera.eva@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: Eva Caldera
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <tfriedlander@ail.com>
Sent: Thursday, June 18, 2015 10:13 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: tfriedlander@ail.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:

If we are not willing to plant trees and provide green space simply to give beauty, shade, a place to rest, and joy to our community, then please do so to take pollutants out from our air, help with water runoff, ensure the remittance of more oxygen for our people, reduce the need for heating and cooling, help combat climate change, provide a canopy and habitat for wildlife, help prevent soil erosion, and create a place where old and young can be together. And if those reasons aren't convincing, and economics are more so, do so because trees increase business traffic and property values. Perhaps most importantly, we owe it to our future generations.

Name: Tracey Friedlander
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Rachel.weisz@gmail.com>
Sent: Thursday, June 18, 2015 10:39 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: Rachel.weisz@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: Rachel Weisz
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <camillegcaldera@gmail.com>
Sent: Thursday, June 18, 2015 10:47 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: camillegcaldera@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: Camille Caldera
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <artnmarli@verizon.net>
Sent: Thursday, June 18, 2015 10:57 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: artnmarli@verizon.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:

Name: Marli Pasternak
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <kasklar@gmail.com>
Sent: Thursday, June 18, 2015 10:58 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: kasklar@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: Kathy Sklar
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <RachelCYoung@earthlink.net>
Sent: Friday, June 19, 2015 12:51 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: RachelCYoung@earthlink.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:

Bethesda has already developed into a center of big buildings hovering on D.C.'s border, giving one relief as you enter DC with its tree-lined streets and neighborhoods. Please create a wonderful center in Bethesda to build a sense of community and center, something personal amid the upward growth that has come to define Bethesda. Thank you,

Name: Rachel Young
City: Chevy Chase
Zip: 20815

MCP-CTRACK

From: WordPress <allen.brown@clarkconstruction.com>
Sent: Friday, June 19, 2015 5:06 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: allen.brown@clarkconstruction.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: Allen Brown
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <awcoventry@gmail.com>
Sent: Friday, June 19, 2015 6:10 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: awcoventry@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: Anne W Coventry
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <Rand.sacks@gmail.com>
Sent: Friday, June 19, 2015 6:24 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: Rand.sacks@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: rand sacks
City: bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <Nbauman@cnmc.org>
Sent: Friday, June 19, 2015 6:28 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: Nbauman@cnmc.org

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:

We love the plaza and don't want to see another high rise development

Name: Nancy
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <Gail.greentree@gmail.com>
Sent: Friday, June 19, 2015 6:34 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: Gail.greentree@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: Gail Weiss
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <Arden04@gmail.com>
Sent: Friday, June 19, 2015 6:50 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: Arden04@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:
Please make a park not a high rise

Name: Arden
City: Cabin John
Zip: 20818

MCP-CTRACK

From: WordPress <sarah@4najafi.com>
Sent: Friday, June 19, 2015 8:20 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: sarah@4najafi.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:

green space is essential to human health and happiness; I think we've seen enough development now in downtown Bethesda

Name: Sarah Crawford Najafi
City: bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <elizabeth_haile@hotmail.com>
Sent: Friday, June 19, 2015 8:39 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: elizabeth_haile@hotmail.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:
There is no green space for gathering in Bethesda and it is NEEDED.

Name: Elizabeth Haile
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <lauracecala@gmail.com>
Sent: Friday, June 19, 2015 9:17 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: lauracecala@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:

Downtown Bethesda is becoming a giant parking lot. Green, community use space is sorely needed! Listen to your constituents, not just the developers.

Name: Laura Cecala
City: Bethesda
Zip: 20817

MCP-TRACK

From: WordPress <fues@verizon.net>
Sent: Friday, June 19, 2015 9:22 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: fues@verizon.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:

Please leave us some green, undeveloped space in Bethesda. While I appreciate the fact that every new high-rise generates additional tax dollars, at some point, pursuing such an aggressive building plan becomes penny wise and pound foolish. We\\'ve reached that point in Bethesda.

Name: Liza Fues
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <hhkochanek@verizon.net>
Sent: Friday, June 19, 2015 10:56 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: hhkochanek@verizon.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:

Bethesda has become too urban. We do not need another high rise building added to the ones already there or under construction. People need a place to retreat from all of the concrete and asphalt and a downtown community park and gathering place for events is preferable to having yet another towering building on the site.

Name: Hilde Kochanek
City: Bethesda
Zip: 20817

MCP-CTRACK

From: Thaddeus Tatem <ttatem@tqservices.biz>
Sent: Friday, June 19, 2015 11:19 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 strongly support Brookfield's well thought out plans to re-energize and create a fun place for the community and visitors to enjoy downtown Bethesda. I have lived and raised my family in Bethesda for the last 18 years this is a neat idea.

Sincerely,
Thaddeus Tatem

MCP-CTRACK

RECEIVED
0320

JUN 19 2015

From: Jon Gillard <jgillard@scraparg.com>
Sent: Friday, June 19, 2015 11:26 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
PARK AND PLANNING COMMISSION

Dear Members of the Planning Board,

these improvements will be great. Long overdue.

Sincerely,
Jon Gillard

MCP-CTRACK

From: WordPress <lauritandrews@gmail.com>
Sent: Friday, June 19, 2015 12:41 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: lauritandrews@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: Lauri Andrews
City: Washington
Zip: 20002

MCP-CTRACK

From: WordPress <tom.wyrick@augustjackson.com>
Sent: Friday, June 19, 2015 12:49 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: tom.wyrick@augustjackson.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 7475 Wisconsin Ave. building and it's my opinion that developing this space with another office building is a big mistake. For one thing, there's already a "lopsidedness" to downtown Bethesda, where people get the sense that the Bethesda Row area is fun and full of good places to eat, walk and listen to music, while all along Wisconsin, it's nothing but office towers and traffic congestion. Obviously, those of us who have worked in the area long enough know that's not quite true - with the Farmer's Market nearby, and lots of restaurants tucked around corners or short walks down an intersecting street. But visitors always need some help getting directed to what's around, because the overall sense is that it's nothing but offices and banks out here.

I also find that the public parking garage behind our building gets more and more full all the time. I take the train and metro in to work these days, but when I drove in - I had to keep going to higher and higher levels of the garage to find a space, over the years. These days, I typically have to find a space on the top level if I come in during normal business hours on a weekday. Building another large office tower right across the street from it? That's going to make the parking situation ugly.

Name: Tom Wyrick
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <50hutchinson@cardinalmail.cua.edu>
Sent: Friday, June 19, 2015 1:24 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: 50hutchinson@cardinalmail.cua.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:

Architecturally speaking this space could be made into a wonderful public place surrounded by buildings with similar typography that would create a positive plaza // courtyard space. . It would represent a communal space and act as a plaza and public park. Developing it would give the city more revenue but would take a way from developing a positive community and culture, which is far more important. It should act as the symbol of the area where people gather in public to share ideas and enjoy being outside.

Name: Mac
City: Hutchinson
Zip: 20901

MCP-CTRACK

From: WordPress <dbflanner@yahoo.com>
Sent: Friday, June 19, 2015 1:38 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: dbflanner@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:

We don't need another high-rise right there. It's ugly enough.
Also, how will one get to the entrance of the Bethesda Metro station?

Name: David Flannery
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <bebrynan@gmail.com>
Sent: Friday, June 19, 2015 1:46 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: bebrynan@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:

This is a beautiful site of refuge in an otherwise congested business area. I am organizing a Yogathon in this space this summer and it is the perfect place given proximity to the Bethesda metro. Plus, there seems to be a number of buildings with '\For Lease\' signs - all over Bethesda. I can't imagine that this community needs more office space. Finally, this part of Montgomery County is becoming so congested with new condo buildings (especially the expansive condos/shopping area that just landed in the capital crescent trail parking lot) and business facilities, traffic has become a major daily issue. Please do not plant another building here to suck up more resources, more space, more time for local commuters, and more green space.

Name: Barbara Nagaraj
City: DERWOOD
Zip: 20855

MCP-TRACK

From: WordPress <Nanette.Dobrosky@proquest.com>
Sent: Friday, June 19, 2015 1:49 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: Nanette.Dobrosky@proquest.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 can remember attending a speech by former Governor O'Malley in this area. This area serves as the center of the community. Green spaces are better for the environment.

Name: Nanette Dobrosky
City: Frederick
Zip: 21702

MCP-CTRACK

From: Judy Gilbert Levey <j.levey@verizon.net>
Sent: Friday, June 19, 2015 2:03 PM
To: MCP-Chair
Subject: Input on the Bethesda Downtown Plan
Attachments: ECA Letter 3-2-15.pdf

Dear Planning Board Members,

I'm attaching a letter from the Edgemoor Citizens Association to the staff of Montgomery Planning that we submitted in March 2015. While we will not be testifying on June 24, we would like the Planning Board to know that our citizens association has very carefully reviewed the Bethesda Downtown Plan.

Thank you for the opportunity to provide written testimony.

Judy Gilbert Levey
President
Edgemoor Citizens Association

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.

Arlington South

- The Plan Concepts documents currently propose increasing the height limit for the Bradley Shopping Center property and a part of the Euro Motorcars property from 45 feet to 70 feet, described as “appropriate to the surrounding context.”
- To the west of the Bradley Shopping Center and EuroMotorcars properties are residential areas with a height limit of 35 feet. All other properties on the west side of Arlington Road are also subject to a 35-foot limit.
- A 70-foot height limit is not appropriate to the area or to the surrounding context, given the adjoining residential areas and the character of the west side of Arlington Road.

Bethesda Metro Plaza

The neighborhoods we represent are immediately adjacent to the Bethesda CBD, bordering the CBD at its boundary to the west of Arlington Road. At our northeastern end we are three blocks from the Bethesda Metro Plaza. Our children attend Bethesda Elementary School and Bethesda-Chevy Chase High School, schools that straddle the Metro Center. We commute to our jobs and to downtown cultural and sporting events by Metro, entering at the Bethesda Metro Plaza. We frequent the businesses in downtown Bethesda, including its stores, restaurants, and movie theaters, as well as its professional services. We are stakeholders in the future of the Bethesda Metro Plaza and the overall Bethesda CBD.

There is general agreement that the current Bethesda Metro Plaza has not achieved its potential as an urban open public space. However, the Plan Concepts presentation to the Planning Board in December 2014 included no substantive discussion of current problems with the Metro Plaza area or any ideas for solutions for this "Symbolic Center" of Downtown Bethesda. The owner of the land lease for the Plaza, Brookfield Properties, has presented a proposal to reconfigure the area, with a new building on the northeastern part of the current public open space and a redesign of the remainder of the Plaza. Clark Enterprises has circulated an alternative idea for redesigning the Plaza space without a new building. Members of our community have met with representatives of both Brookfield and Clark to hear about their proposals. Additionally, Brookfield held an “Open House” on its proposal on February 7.

The Plan Concepts slides include several items that suggest your staff is thinking about major changes to the Metro Plaza. On Slide 61 (Wisconsin Ave Corridor - Public Realm), the Metro Plaza area is highlighted by a text box that says: "Activate and increase visibility of public use spaces." The graphic also shows a large irregular box designated as "Illustrative Potential Development" that drastically reduces the size of the existing public use space on the Plaza. There is no explanation in the presentation about what this new potential development might be.

At the January 29, 2015, Bethesda Downtown Plan public meeting, we spoke with a member of your staff about the Metro Plaza and asked what the carved out space in the graphic was intended to convey. She said that the box drawn in represents a new office building, and that the Planning Staff believes that a new building should be built in that location. She said that it would create

"corridors of commercial activity" between the buildings that would draw people into the remaining open space behind the new building.

Both the current 1994 Bethesda CBD Plan and the Plan Concepts slides clearly reflect the need for more green open space, accessible to pedestrians and perceived as both open and public. The 1994 Plan designates the entire Metro Plaza as urban open space, with no additional buildings contemplated. The Planning Board recognized the importance of this open space in turning down a prior owner's proposal for an additional office building on the site. We believe that replacing a large portion of this open space with a new high-rise building is not a solution to the problems of the Metro Plaza, and presents new problems of its own. It would reduce the size of the public open space and close off the remaining space, making it even less accessible to the public than it is now. It would be inconsistent with the goals and vision of the Bethesda Downtown Plan, and would violate the commitments of prior plans.

We believe that, as with other interior spaces in Bethesda intended for public use (for example, the plaza at The Metropolitan), an interior "public" space at the Metro Plaza that is blocked off by a new high-rise building would not invite the public and would not provide the "public open space" that has consistently been envisioned by planners. The Plaza is the largest remaining public open space in the area of the Bethesda Metro Center, and we believe that public discussion and consideration of other options is essential to achieving a solution that works for the entire community. (We also encourage you to think about working with the Montgomery County Department of Parks as you consider the future of the Plaza. We have been pleased and impressed with their work on redesign of and improvements to Caroline Freeland Park (which is in the CBD and borders our community).)

This is not to say that some development on the Plaza area might not be helpful. Perhaps that is part of the solution, and perhaps not. We are concerned that your staff seems to have already decided on a building in the middle front of the plaza without making that decision clear, without public discussion, and without full consideration of alternatives. Making Metro Plaza the true symbolic center of Bethesda is an important goal, and the Bethesda Downtown Plan can be an important step toward achieving that goal. But, the process has to be clear, open, and public. We would appreciate the opportunity to meet with you or members of your staff to discuss the plans for the Bethesda Metro Plaza and the impact on Bethesda and our community.

Arlington Road

We are also concerned about the proposed increase in the permitted height on the west side of Arlington Road near Bradley Boulevard, at the location of the Bradley Shopping Center and a portion of the Euro Motorcars property. These properties are currently subject to a height limit of 45 feet. The Plan Concepts documents show an increase to 70 feet, described as "appropriate to the surrounding context."

To the west of these properties are residential areas with a height limit of 35 feet (retained under the Plan Concepts). The current 45-foot height already exceeds that of any other property on the west side of Arlington Road. All other west side property is subject to a 35-foot limit,

Gwen Wright, Planning Director
March 2, 2015
Page 4

recognizing the residential nature of the adjoining properties. It is difficult to see how a 70-foot high building on the Bradley Shopping Center and Euro Motorcars properties would be appropriate to the area or to the context of the adjoining residential areas.

The 1994 Bethesda CBD Plan significantly limited development on the site of the Bradley Shopping Center, finding the center important because of the community retail and services it provides. (Strosniders Hardware, Breads Unlimited, Bradley Food & Beverage, Bradley Drugs, and others are long-time neighborhood fixtures, important to many in the Bethesda-Chevy Chase communities and beyond.) To encourage retention of the Bradley Shopping Center and its shops and services (and mindful of the adjoining residential areas), the 1994 Plan created an overlay zone restricting the density to approximately the existing density, effectively prohibiting redevelopment. While it may be appropriate to reconsider the restrictive overlay that keeps the center as it is, we believe it is not appropriate to increase the underlying height limit. Modification of the overlay in itself would be a substantial change to the restrictions applicable to this property.

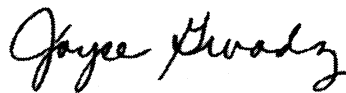
We recognize that increased density and development at the location of the Bradley Shopping Center may be inevitable, and that redevelopment of this property, well done, maintaining neighborhood retail and services for residents, could be a positive for Bethesda and for our community. However, we do not believe an increased height limit is required to encourage this development, especially since there has been considerable development on the east side of Arlington Road at the 45-foot limit, including the new building at 7001 Arlington Road. We would appreciate the opportunity to discuss with you our concerns about the proposed increased height limit.

Regarding both the Bethesda Metro Plaza and Arlington South, and indeed the entire CBD, we acknowledge that there are a number of competing interests and considerations to be taken into account. We encourage you to continue to reach out to all communities in the Bethesda-Chevy Chase area in the development of the Bethesda Downtown Plan. We all wish to see a plan that will serve well the entire Bethesda community, including its residents, its businesses, and its surrounding residential communities. We look forward to meeting with you to discuss our concerns. You may contact us by email at davidkbarnes@gmail.com (David Barnes) and JTGwadz@gmail.com (Joyce Gwadz).

Respectfully submitted,



David Barnes
ECA Land Use Committee



Joyce Gwadz
ECA Land Use Committee

MCP-CTRACK

From: WordPress <nophar10@yahoo.com>
Sent: Friday, June 19, 2015 2:05 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: nophar10@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:

Name: Nophar Palumbo
City: Washington, DC
Zip: 20009

MCP-CTRACK

From: Elena Paoli <epaoli09@yahoo.com>
Sent: Friday, June 19, 2015 2:31 PM
To: MCP-Chair
Subject: Battery Lane, Keystone Ave, North Brook Lane

I, as the sole homeowner on Keystone Avenue, Bethesda, oppose any attempt to widen the roads in this area to increase density. Our single-family home neighborhood is already surrounded by high density properties after many single family homes were razed decades ago. There is no need to create more density on the outskirts of downtown Bethesda; density continues to increase dramatically from all the new construction of high-rise apartments and condos in downtown Bethesda, where it should be.

Thank you.

Elena Paoli
5006 Keystone Avenue
20814

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0513
JUN 19 2015

MCP-CTRACK

OFFICE OF THE
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

From: WordPress <sean.eagle@americancapital.com>
Sent: Friday, June 19, 2015 2:48 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: sean.eagle@americancapital.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: Sean Eagle
City: Bethesda
Zip: 20817

MCP-CTRACK

From: Diane Cameron <Diane.Cameron@anshome.org>
Sent: Friday, June 19, 2015 3:22 PM
To: MCP-Chair
Cc: Schneider, Tina; Symborski, Mark; Lisa Alexander; Cathy Wiss; Monica Billger; 'jeshorett'; Mike Gravitiz; 'David Cottingham'; 'KVS3411@aol.com'; Matthew Fleischer; karen.zeiter@gmail.com; 'Sarah'; 'Dan Døzier'
Subject: Audubon Naturalist Society comments on the proposed Bethesda Downtown Master Plan
Attachments: Marq2 Case Study_New.pdf

Casey Anderson, Chair
Montgomery County Planning Board

Friday, June 19, 2015

Dear Chair Anderson and Commissioners,

The Audubon Naturalist Society appreciates this opportunity to comment on the proposed Bethesda Downtown Master Plan. Our comments are limited to the Ecology section (2.4) of this plan.

We strongly support the proposed habitat (green roofs and tree canopy cover), stormwater and water-quality related recommendations of this Master Plan. These are crucial elements that our local streams, including tributaries to Rock Creek and Little Falls, need, as do residents who reside and work in this urban area. Among the recommendations that we support:

“Integrate stormwater management within the right-of-way where feasible.

- Integrate visible environmental site design strategies that provide multiple performance area benefits for water quality, habitat, health and aesthetic improvement.

Strategies include:

- Intensive green roofs (6 inches or greater to maximize water treatment).
- Stormwater planters.
- Pervious pavement.
- Bioswales/biofiltration/bioretenion/bioinfiltration.
- Rainwater harvesting for retention, irrigation and gray water.” (Bethesda Downtown Plan, Public Hearing Draft, May 2015. P.59.)

Regarding the water quality and stormwater recommendations of section 2.4.2., on pages 59-60, we have the following comments:

- + Overall, we strongly support the specific recommendations for Ecology, including the water quality, tree canopy and stormwater recommendations.
- + We have heard that uncertainty has been raised about two aspects of these recommendations: one, that there is uncertainty about whether bike lanes are compatible with permeable pavement; and two, that some believe that underground utilities are also incompatible with permeable pavement. Attached is a document illustrating a case study from Minneapolis, Minnesota, showing that permeable pavements – particularly those that incorporate a technology called Suspended Pavement – are in fact able to incorporate underground utilities and achieve stormwater capture.
- + Permeable pavement such as permeable concrete is able to accommodate bicycle traffic. Also, if surface roughness is a concern for cyclists, we would point to the gravel surface of the Capital Crescent Trail – well-used by cyclists – as evidence that surfaces that are considerably rougher than permeable concrete are not deterrents to cycling.

+ On page 60, the last item in the water quality section lists three functions of street trees. Please include a fourth function: stormwater capture by the tree's soil volume. Suspended Pavement technology enables sidewalks and roads to support the heavy loads of traffic, while also supporting ample soil volumes required for healthy trees and stormwater management.

Thank you for considering our comments.

Yours for Clean Stream Communities,

Diane Cameron
Conservation Director
Audubon Naturalist Society

Diane Cameron
Conservation Program Director
(301) 652-9188 x22

MARQUETTE & 2ND DOWNTOWN STREETSCAPE

using Silva Cells for regulatory stormwater compliance



Like many older downtowns, Minneapolis utilizes a combined sewer overflow (CSO) system to handle large storm events, discharging contaminated water directly into the Mississippi River when it exceeds capacity. Today, to protect the river, Minneapolis requires landowners to disconnect all rain leaders (gutters that collect or funnel rainwater) from the sanitary sewer system and to explore every opportunity to slow the rate of runoff, reduce the total volume and improve water quality. To this effect, Minneapolis implemented a stormwater utility fee to both incentivize and add consequences to this policy.

Mitigating stormwater runoff, therefore, is one major goal for the City. "We have long had capacity problems with stormwater management downtown," said Lois Eberhart, the Water Resources Administrator for the City of Minneapolis. "We needed to find a new way of dealing with stormwater." Seeking solutions that would prevent the system from overflowing, project designers at SEH and URS chose the Silva Cell integrated tree and stormwater management system as a natural fit to meet the City's goals.

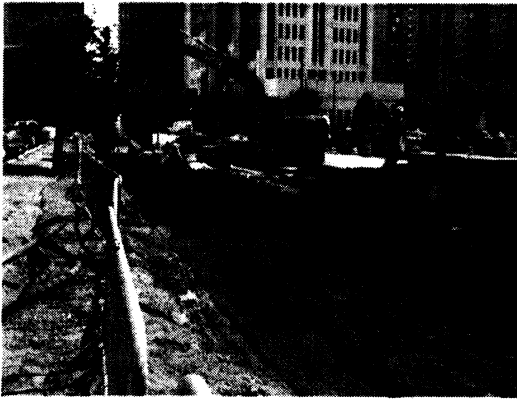
The Marquette and 2nd Avenue (MARQ2) busway project covers 48 blocks of downtown Minneapolis in a mixed-use stretch of town that is a transit-way streetscape renovation. A portion of the impervious sidewalks are being replaced with pervious pavement, which allow for infiltration and filtration of stormwater within the Silva Cell system. Currently the project is only collecting runoff from about 1.1 acres, but it has the potential to store the 1" rain fall event from a 5.7 acre watershed. Water enters the Silva Cell system through pervious pavers and tree pit openings.

Project engineers and landscape architects designed the streetscape to route stormwater to the soil in the Silva Cells to eliminate an irrigation system and reduce runoff. The Silva Cell groups have perforated piping to convey excess water out of the system. This water is first filtered through aggregate and 3'-4' (.9 m - 1.2 m) of bioinfiltration media in the Silva Cells. Based upon data values from research done by Prince Georges County in Maryland, the filtration offered by the soil within the Silva Cells will remove over 80% of Phosphorous, 60% Total Kjeldahl Nitrogen, and over 90% of heavy metals such as Lead, Copper, Zinc and Iron.

"We were immediately attracted to Silva Cell because of its holistic nature of providing heavy-duty structural pavement support, stormwater treatment and the horticultural benefits of highly accessible soil volumes," says Bob Kost, the



Silva Cells accommodate new and existing utilities.



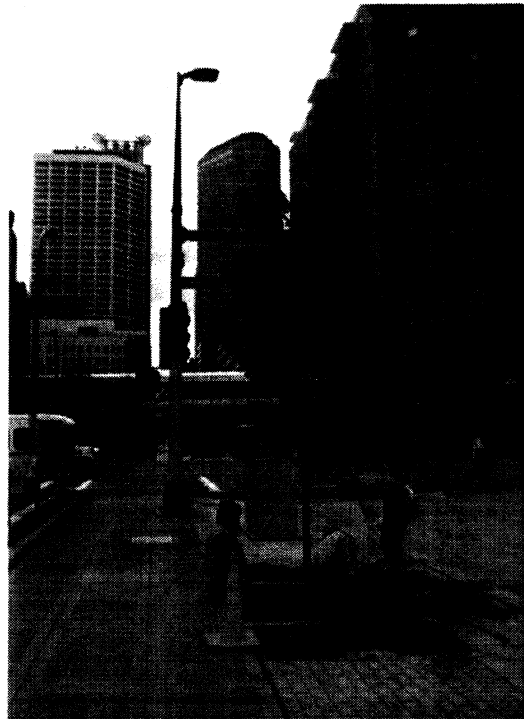
A bioinfiltration soil mix is used to fill the system.

landscape architect director for SEH who worked in conjunction with the city on the project. "Unlike structural soil alternatives, Silva Cell makes large volumes of uncompacted soil available to soak up urban storm water run-off while making this resource available for uptake by the street trees, completing the hydrologic cycle. For the first time in my thirty years of design practice we finally have a product that allows street trees to function as a measurable, long-term component of civic infrastructure."

All this was accomplished without compromising existing urban infrastructure, like utility lines. Lois Eberhart was pleased with the outcome as well, explaining "one of the beauties of the Silva Cell system is that existing utilities to a great degree could stay in place. It definitely gave us the best solution."

The streetscape design places each of the 167 trees in a Silva Cell group. Each tree holds 588 ft³ (16.6 m³) of bioretention mix soil and can store 118 ft³ (3.3 m³) of stormwater. Over the entire project site, more than 19,000 cubic feet (0.45 acre feet, or 558 m³) of stormwater can be treated within the Silva Cells. The Silva Cells are able to capture and treat well over the "P" storm, which is 90% of rain events (which in Minneapolis is less than or equal to 1.03"/2.62 cm in 24 hours) from their watershed.

The project was installed from May through November 2009. It utilized almost 5,000 Silva Cell decks and 10,000 Silva Cell frames to help the trees reach mature growth and to fulfill stormwater management goals.



Pervious pavers route stormwater into the Silva Cell system.

Installation Summary:

Total bioretention soil per tree: 588 ft³ (16.6 m³)

Number of Silva Cells: Over 9,800 frames

Installation date: Spring-Summer 2009

Installation type: Large trees and stormwater management

Bioretention soil stormwater treatment capacity: over 19,000 cf (0.45 acre feet, or 558 m³ or 147,400 GAL)

Project designers: Short Elliott Hendrickson Inc. (SEH) and URS Corporation

Owner: City of Minneapolis and Metro Transit

For more information, contact:

Leda Marritz (leda@deeproot.com or 415-781-9700).

MCP-CTRACK

From: WordPress <Sophiamcaldera@gmail.com>
Sent: Friday, June 19, 2015 3:53 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: Sophiamcaldera@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: Sophia Caldera
City: Bethesda
Zip: 20817

MCP-CTRACK

From: Howerton, Leslye
Sent: Friday, June 19, 2015 4:06 PM
To: MCP-Chair
Subject: FW: Bethesda Downtown Sector Plan Public Hearing - Testimony of Bethesda-Farm Women's Co-Op Market
Attachments: 201506191549.pdf
Importance: High

From: Elmendorf, Stephen P. - SPE [<mailto:SElmendorf@linowes-law.com>]
Sent: Friday, June 19, 2015 3:52 PM
To: Kronenberg, Robert; Howerton, Leslye
Subject: Bethesda Downtown Sector Plan Public Hearing - Testimony of Bethesda-Farm Women's Co-Op Market
Importance: High

Robert/Leslye:

Please include the attached testimony in the public hearing record. Thanks.

Steve

Stephen P. Elmendorf

Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814
301.961.5110 (direct line - office)
301.452.6533 (mobile)
301.654.2801 (fax)
<http://www.linowes-law.com/>
selmendorf@linowes-law.com
For a complete firm directory, go to: <http://www.linowes-law.com/bethesda>

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LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

June 19, 2015

Stephen P. Elmendorf
selmendorf@linowes-law.com
301.961.5110

The Honorable Casey Anderson
c/o Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Bethesda Downtown Sector Plan - Public Hearing Draft: Proposed Density Averaging

Dear Chair Anderson:

This law firm represents the owners of the Bethesda-Farm Women's Co-Op Market, located on the east side of Wisconsin Avenue at its intersection with Bethesda Avenue.

The draft Plan identifies this site, which is listed in the County's Master Plan of Historic Resources, as a Priority Sending Site. Shown as circle 24 on page 95 of the draft Plan, the Plan recommends CR Zoning of the property, specifically CR 6.0, C-6.0, R-6.0, H-250. When prior dedications from this site for Wisconsin Avenue and Willow Lane are included, this site contains 46,832 sq. ft. of tract area. The existing building is about 6,000 sq. ft. of gross floor area.

One of the key features of the draft Plan is the identification of Priority Sending Sites and the anticipated transfer of density off of those sites through the CR Zone's density averaging provisions to other sites within the Sector Plan area. The success or failure of the new Plan will largely be measured by whether these density transfers do, in fact, occur. In fact, the Plan's vision for the Farm Market site is entirely dependent upon a density transfer actually occurring.

My purpose in writing is to address two issues concerning the Plan's density averaging proposals:

- 1) The draft Plan's proposed changes to the density averaging provisions of the CR Zone are entirely inadequate to accomplish the desired density averaging; and
- 2) The draft Plan's proposal that the density on the Farm Market site be "separated" from the site, via a recorded covenant, before any density averaging can occur is not needed.

As for the first issue, the draft Plan proposes only two minor changes to the CR Zone existing density averaging provisions to encourage the density averaging for the Priority Sending Sites. The Plan proposes to eliminate both the one-quarter mile location requirement and the

The Honorable Casey Anderson
Chair, Montgomery County Planning Board
June 19, 2015

Page 2

requirement that both the sending site and the receiving site join in the same sketch plan to accomplish the density averaging. These two minor process changes are entirely inadequate to incentivize the density averaging sought by the Plan. Density averaging will be an expensive proposition for any receiving site, with the current market value of transferrable density in the Woodmont Triangle set at \$50-\$55 per FAR foot.

The draft Plan needs to propose legitimate cost-saving incentives to accomplish the Plan's goal of density transfers from the Priority Sending Sites. Two incentives immediately come to mind:

- 1) The proposed Bethesda Overlay Zone should revise the current BLT provisions of the CR Zone to exempt transferred density and an equivalent amount of existing density on the receiving site from the mandatory BLT purchase provisions of the CR Zone. For example, if a receiving site uses the density averaging provisions to purchase/transfer 100,000 sq. ft. of density from a Priority Sending Site, that 100,000 sq. ft., plus an additional 100,000 sq. ft. of existing density on the receiving site, should be BLT exempt. The receiving site would not be required to buy BLTs for this 200,000 sq. ft. of density. Given the current market price of a BLT, the cost of buying BLTs for 100,000 sq. ft. of density transferred from a Priority Sending Site would be over \$600,000.00. Thus, this is a genuine incentive to accomplish density averaging.
- 2) The proposed Bethesda Overlay Zone should also eliminate the requirement that a receiving site achieve at least 150 (rather than 100) incentive density points if it utilizes density transferred from a Priority Sending Site.

These are just two suggestions of the types of legitimate incentives that the draft Plan needs to recommend if the density averaging program for the Priority Sending Sites is to meet with success. I am sure there are other incentives that the Planning Board can establish with some bold, "out-of-the-box" thinking. The draft Plan does not propose adequate incentives now. Without new incentives, I fear that 5-10 years from now, we will all be left wondering why these density transfers never occurred.

As for the second issue, I ask that the Planning Board delete from the draft Plan its proposed requirement that the owners of the Farm Market Site record a restrictive covenant against their property, detaching the site's transferrable density. The presumed intent of this proposal is to make it easier for the Parks Department to acquire certain Priority Sending Sites that are intended as public parks. Without addressing the legality of such a strategy, such a requirement

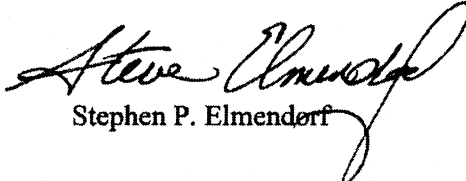
The Honorable Casey Anderson
Chair, Montgomery County Planning Board
June 19, 2015
Page 3

is entirely inappropriate and unneeded for the Farm Market property. It is not proposed to be a public park.

Thank you for your anticipated consideration of the matters that I have raised in this letter. Please include this letter as part of the public hearing record for the draft Plan. I look forward to working with the Planning Board and Staff during the upcoming worksessions on the Plan.

Very truly yours,

LINOWES AND BLOCHER LLP



Stephen P. Elmendorf

SPE:rmg

cc: Mr. Roger Watkins

MCP-CTRACK

From: Diane Cameron <dianecameron60@gmail.com>
Sent: Friday, June 19, 2015 4:35 PM
To: MCP-Chair
Cc: Schneider, Tina
Subject: comment on the proposed Bethesda Downtown Master Plan: LEDs and eye health.

Dear Chair Anderson and Commissioners,

I am submitting this comment on a particular recommendation in the proposed Bethesda Downtown Master Plan, writing to you as a resident of Montgomery County.

My comment concerns the following recommendation in Section 2.4.3, Energy, page 60:

"Install light-emitted diodes (LED) lighting throughout buildings."

As now written, this recommendation promotes the use of LEDs, without specifying which particular types of LEDs would be acceptable and what types would be unacceptable. Nor does this recommendation acknowledge the public health problem associated with LEDs, namely, that they emit blue-wavelength light that can damage the retina. My concern is that, with this open-ended requirement for LEDs in the laudable pursuit of energy efficiency, the County will be unintentionally exposing people to a blue-light hazard, that is linked to accelerated eye damage, including macular degeneration.

Given this concern, combined with the scientific evidence (including links below), I request that you remove this LED item from the Bethesda Downtown Master Plan.

I am strictly a concerned layperson on this topic. With two people close to me - my mother and one of my closest friends - diagnosed with macular degeneration, my awareness of this hazard is heightened. With the growing presence of ultra-bright LEDs in the cityscape, this public health problem must be rapidly and fully addressed at all levels of government.

Most people are aware of the eye damage from sunlight exposure, but unaware of the LED blue-light hazard. I have communicated with researchers to request more information, and have found that some - including energy efficiency experts - are unaware of this problem. Meanwhile, our eyes are being exposed to the glare of LEDs from street lamps, car headlights, and office lights. Infants and children are the most vulnerable to eye damage from blue light sources, but people of all ages are at risk.

It's crucial that eye protection restrictions and requirements, based on prudent public health findings, be placed on lighting by Montgomery County authorities, including on these aspects:

- * light output magnitude/intensity
- * wavelength of light emitted - with a protective restriction on the portion of blue light; and
- * light direction (how and to where the light is aimed).

Here are some sources of information I found on the web in a cursory search:

+ A report on a study by Shang et al. (2014) in **Environmental Health Perspectives**. This study of rats, that sought to replicate daily light exposure of humans to overhead lights, found "*blue-light induced photochemical injury of the retina. Free radical production in the retina was increased in LED-exposed groups... we found serious retinal light injury in LED groups...*"
<http://ehp.niehs.nih.gov/wp-content/uploads/122/3/ehp.1307294.pdf>

+ A continuing education article from the Review of Optometry:
http://www.reviewofoptometry.com/continuing_education/tabviewtest/lessonid/109744/

This article states,

"The level of light emitted by newer energy-saving lighting techniques (e.g., LED, CFLs) is very high. For example, CFLs, white LED light and even sunlight emit high levels of blue-violet light compared to the rest of the blue light spectrum. This underscores the need for us to protect our eyes from the harmful bands of blue-violet light."

Of further concern here in Montgomery County, this existing section of the Montgomery County road code requires installation of LEDs or their equivalents:

Sec. 49-19A. Energy-efficient street lights.

(a) *Definitions.* In this Section, the following words have the meanings indicated:

Director means the Director of the Department of Transportation.

Light-emitting diode or LED light means a semiconductor device that produces visible light when an electrical current is passed through it.

(b) When any contract to maintain street lights owned by the County in effect on January 21, 2014, expires, any later maintenance contract must be with a company that commits to install LED lights or another energy-efficient technology that the Director finds is equivalent or superior to LED lights. (2014 L.M.C., ch. 7, § 1.)

In conclusion, I request that you remove this LED recommendation from the Bethesda Downtown Master Plan.

Also, I request that the Montgomery County Planning Board, along with other County authorities, remove all other promotions and requirements for LED lighting in County codes, plans, and policies, until such time as public health authorities provide protective, mandatory restrictions on the wavelength, intensity, and directionality of LEDs and other blue-light-emitting products, in order to prevent eye damage, including avoidance of any contributions to macular degeneration.

Thank you for considering my comments.

Regards,

Diane Cameron
3102 Edgewood Road
Kensington, MD 20895

RECEIVED
0514
JUN 22 2015

MCP-CTRACK

From: Aileen Diaz <aileendiaz66@gmail.com>
Sent: Saturday, June 20, 2015 6:32 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
PARK AND PLANNING COMMISSION

Dear Members of the Planning Board,

I would like to see some kind of water feature added to this beautiful setting to give it a more relaxing feel to a downtown environment.

Sincerely,
Aileen Diaz

RECEIVED

JUN 22 2015

MCP-CTRACK

From: Zoraida Cordova <zcordova63@me.com>
Sent: Sunday, June 21, 2015 6:15 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
PARK AND PLANNING COMMISSION

Dear Members of the Planning Board,

I am agree

Sincerely,
Zoraida Cordova

MCP-CTRACK

From: Ellen Rader <southbethesda@gmail.com>
Sent: Sunday, June 21, 2015 10:08 AM
To: Anderson, Casey; Howerton, Leslye; MCP-Chair
Subject: Written Testimony / Downtown Bethesda Master Plan / Sacks Subdivision
Attachments: Sacks Written Testimony.doc; Attorney's Letter Sacks.pdf

Dear Mr. Anderson:

Attached is my written testimony for the Downtown Bethesda Master Plan. I will also be testifying in person on June 24th.

Also attached is a copy of a letter previously submitted by the law firm Linowes and Blocher on my behalf.

Sincerely,

Ellen Rader
4841 Leland Street
Chevy Chase, MD 20815
240-277-1876 (C)

4841 Leland Street
Chevy Chase, Maryland 20815
June 20, 2015

Mr. Casey Anderson
Chair, Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Sacks Subdivision, Downtown Bethesda Master Plan

Dear Mr. Anderson:

I have been the owner and resident of 4841 Leland Street located in the Sacks Subdivision of the proposed South Bethesda District since 1985. Bethesda has grown and changed significantly since the 1994 Sector Plan was approved. The revised Master Plan for Downtown Bethesda needs to evaluate sector plan goals, the resulting impacts that have and will occur to the Sacks Subdivision and the benefits of providing options to the Sacks Subdivision for potential change. One of the significant existing changes recognized by MNCPPC is a new town core located directly behind my neighborhood. The Sacks Subdivision is isolated from other single family neighborhoods. We are now an island surrounded by existing apartments, commercial buildings, condos and a busy street with townhouses on the opposite side.

Currently the density has increased significantly due to the construction of several large apartment buildings and condos directly behind homes on Leland Street and nearby areas. Now the scale and character of our single family homes are not compatible with the new and proposed development adjacent to us. With the need to provide more housing for a projected population increase, the County's commitment to adhere to the principals of smart growth and the desire to expand affordable housing near transit centers, it is time to consider higher density for Sacks. It is only a 6 minute walk from my house to the proposed Purple Line station and new south entrance to the Bethesda Metro Station. It takes only 10 minutes to walk to the existing Bethesda Metro Station. One of the primary planning objectives in the proposed Master Plan is to "promote flexibility to allow development to better adapt to market conditions" and to "take best advantage of existing and planned transit".

The Sacks Subdivision is composed of 60 single family houses which were originally built in the late 1930s. It consists of 37 owner occupied houses, 13 rental properties, 2 houses used for offices, 6 vacant houses and 2 homes that have been demolished where new homes are now being constructed. Five homes have already been torn down and rebuilt into much larger houses which maximized allowable square footage and height leaving very little green space. Most of the residents continually receive requests to buy our houses including many from developers. The neighborhood I originally moved into

is no longer calm and quaint. The neighborhood is undergoing rapid change internally to the neighborhood as well as from nearby redevelopment. The proposed Master Plan recommends increased building heights adjacent to Sacks and an increased width of our neighborhood road. It also extends and changes an adjacent road, Strathmore, to accommodate two-way traffic into Bethesda. From a planning perspective, I feel Sacks, due to its location, needs to transition to higher density in order to keep pace with the needs and goals of the surrounding community.

The majority of the owners in Sacks feel the new Sector Plan needs more focus on Sacks and its ongoing transition. MNCPPC has received a number of letters, e-mails and phone calls from Sacks owners expressing their opinions. There are 21 households that would like options for higher density and 12 households that want no change in zoning or density in or adjacent to Sacks.

On my behalf, Heather Dlhopsky of the law firm Linowes and Blocher submitted a letter with feedback on the Bethesda Downtown Plan which included options for Sacks other than simply remaining a single-family, R-60 teardown neighborhood. The first was to retain the base R-60 zoning and incorporate floating zone recommendations. The second was to use the BLT program to provide green and open space possibilities. The two proposals suggested are described in detail in her letter which I have attached.

Full agreement from Sacks owners to include the options presented, particularly the floating zone recommendation, should be a moot point as these options do not require a zoning change in the Master Plan. A majority of owners just want options in the plan. If conditions and opportunity are right, we want to be able to use options. It does not force one to rezone, sell or develop their property. A floating zone, such as a townhouse zone, ensures that a proposed project be reviewed for conformance with the Sector Plan and be compatible with existing and approved adjacent development before zoning changes can be approved.

Thank you for considering these options for Sacks. Sacks has changed significantly since the last Sector Plan was approved due to both an increase in adjacent density and its own momentum. The community welcomes a more active role from MNCPPC to plan for the transition of Sacks. I feel the Bethesda community as whole will benefit from increased housing density so close to community, commercial and transit centers. The Master Plan should include options for Sacks, such as a floating zone, to enable a transition to higher density.

Sincerely,

Ellen B. Rader

Cc: Leslye Howerton

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

April 13, 2015

Heather Dhopolsky
301.961.5270
hdhopolsky@linowes-law.com

VIA EMAIL AND FIRST CLASS MAIL

Ms. Leslye Howerton
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Feedback on Bethesda Downtown Plan Concept Materials

Dear Ms. Howerton:

On behalf of Ellen Rader, owner of the property located at 4841 Leland Street in the Sacks neighborhood of Bethesda (the "Property"), I am submitting this letter in response to the briefing presented by Planning Staff to the Montgomery County Planning Board (the "Planning Board") on December 11th regarding the ongoing Bethesda Downtown Plan (the "Sector Plan") process, as well as the conceptual materials that were presented by Planning Staff at a community meeting held on January 29th regarding the Sector Plan, and several meetings that Planning Staff has had with members of the Sacks neighborhood, including Ms. Rader, over the past year or so of Planning Staff's work on the Sector Plan.

As Ms. Rader and several members of her community indicated to Planning Staff previously, the Sacks residential neighborhood is undergoing rapid change, not just because of ongoing redevelopment in the adjacent Bethesda Central Business District (CBD), but dynamics internal to the Sacks neighborhood itself. Many longtime owners have or are considering selling to single-family builders and, when this occurs, the existing single-family home is torn down and replaced with a large, new dwelling that in essence seeks to maximize square footage and height. The effect is a significant change in the nature and feel of the neighborhood. In addition, the Sacks neighborhood is becoming increasingly an island in the middle of a multi-family area, with the new Lot 31 mid- and high-rise, mixed-use project directly to the north, and longstanding multi-family uses directly adjacent to the east between the Sacks neighborhood and Wisconsin Avenue, and to the south on the other side of Bradley Boulevard. It seems that many residents of the Sacks neighborhood are very conscious of the rapidly changing nature of the area, and are viewing their only "out" as selling their existing homes to single-family builders as teardowns. Given that the neighborhood is significantly changing on its own notwithstanding the current Bethesda CBD Sector Plan recommendations and the neighborhood's R-60 zoning, the new Sector Plan is an ideal opportunity to more actively plan for the neighborhood and its ongoing transition.

**L&B 4726653v1/12857.0001

Ms. Leslye Howerton

April 13, 2015

Page 2

We believe that there are other options for the Sacks neighborhood than simply remaining a single-family, R-60 teardown neighborhood. Specifically, we request that Planning Staff's draft of the Sector Plan, which we understand will be presented to the Planning Board in the end of May, suggest that either or both of the following two proposals may be appropriate for the Sacks neighborhood:

(1) Retain base R-60 zoning, but incorporate floating zone recommendation: The Sacks neighborhood would retain its base zoning of R-60, but a recommendation could be included in the Sector Plan that all or a portion of the neighborhood may be appropriate for a future rezoning to a townhouse floating (TF) zone. The Zoning Ordinance in effect until October 30, 2014 contained townhouse zoning options for 8, 10, and 12.5 units/acre, and we believe that these densities would be most appropriate for the Sacks neighborhood in order to provide a transition from the higher densities directly to the north, and also to ensure compatibility with single-family homes remaining in the Sacks neighborhood. The Sector Plan could also recommend that sufficient contiguous lot area be amassed before any property could become eligible for filing a TF floating zone application. By recommending that all or a portion of the Sacks neighborhood may be appropriate for a TF floating zone, this ensures that a local map amendment application would have to be filed and reviewed by the Planning Board, Hearing Examiner, and Montgomery County Council, with its inherent review of conformance with the Sector Plan, compatibility with existing and approved adjacent development, analysis of any adverse impacts, etc., before any zoning changes could be approved.

(2) Use the BLT program to provide green and open space possibilities: The Transferable Density Rights (TDR) and Building Lot Termination (BLT) programs are currently used to preserve agricultural land in the up-county and to remove from properties the future ability to redevelop with single-family homes. We are well aware that Planning Staff is actively seeking green and open space and park sites as part of the ongoing Sector Plan process, given that Bethesda has few of these sites left and very few obvious future sites available. We believe that a program similar to the TDR or BLT programs could be used to create green or open space in the Sacks neighborhood, which could be easily accessed by residents, employees, and visitors to the adjacent Bethesda Downtown and also by users of the Capital Crescent Trail.

The 2012 Park, Recreation and Open Space (PROS) Plan recognized the challenges faced by smaller urban sector plan areas in providing opportunities for parks and recreation, and noted that dog parks, community gardens, urban wooded areas, trails, and community open space and places for gathering are particularly important to residents of urban areas. The PROS Plan acknowledged the limited funds available for park and open space acquisition, but mentions that acquisition via land development with subsequent transfer to Parks ownership is oftentimes a viable option. Given the property values in the Sacks neighborhood, it is probably not feasible for Parks to acquire directly any properties in the neighborhood for use as parks or open space.

Ms. Leslye Howerton
April 13, 2015
Page 3

However, under the current CR (Commercial/Residential) Zone requirements, which most every property in the Bethesda CBD is currently zoned, in order to achieve maximum density permitted under the optional method of development developers are already required to purchase BLTs. Currently, these BLTs come from the up-county area. However, we believe that a similar program, valued appropriately to account for the property values in the Sacks neighborhood, could be used in order to terminate building lots in the Sacks neighborhood for those property owners who are interested and volunteer. Under such a program, developers could be incentivized to purchase BLTs from the Sacks neighborhood through identification of the Sacks neighborhood as a priority sending area, or valuing the BLTs from the Sacks neighborhood at a greater incentive density than those from the up-county. Once a developer purchased the BLT from a property, with the property essentially being stripped of its value the property could be acquired by Parks for long-term use in implementing the goals of the PROS Plan and the Sector Plan for green and open space or parks directly adjacent to downtown Bethesda.

Obviously, the current BLT program is a very complex program, and this new twist on it adds further layers of complexity, but we believe that it is worthy of analysis and evaluation as part of the Sector Plan process as a possible way to address the challenges and changes currently facing the Sacks neighborhood.

We thank you for consideration of these comments. As noted, the Sacks neighborhood is already rapidly changing under its own momentum, and we believe that a more active role in planning for its transition should be taken by Planning Staff as part of the Sector Plan process. We look forward to continuing to work with you and the rest of the Planning Staff. If you have any questions or require any additional information, please do not hesitate to contact us.

Very truly yours,

LINOWES AND BLOCHER LLP



Heather Dlhopsky

cc: Members of the Planning Board (MCP-Chair@mncppc-mc.org)
Mr. Robert Kronenberg
Mr. Marc DeOcampo
Ms. Ellen Rader

MCP-CTRACK

From: Jeanne Ferris <jeanneferris22@gmail.com>
Sent: Sunday, June 21, 2015 1:42 PM
To: MCP-Chair
Subject: Battery Lane park

I learned with dismay of the plan to build a road through the tiny park that residents of Bethesda on and near Battery Lane make heavy use of. Even if the county acquires an equivalent amount of space and elongates the park, keeping the total park space the same size, removing such a large amount of space from the current central park would be tragic. I don't own a car, and I usually walk through the park twice a day (I live on Battery Lane and work in the Clark Building--not for the Clark Company--and I usually have errands on weekends that take me from my home to central Bethesda and back again). On weekday mornings there are people walking dogs, jogging, bicycling, playing tennis, feeding squirrels, and/or bringing young children to the playground, as well as many of us heading to the office. In the evenings there are many of us coming home from the office and almost always people playing basketball or tennis, many children in the playground, and other people walking dogs, jogging, feeding squirrels, and sitting on benches, people and animal watching. I can't imagine that there would be room for everybody with a road cutting through the park. I can't imagine that what would be left of the park would be anywhere near as inviting as this green space is now.

In addition, traffic in the area is horrible during rush hours. I have narrowly escaped being hit by cars on multiple occasions, as drivers don't stop at the pedestrian crosswalks on Battery Lane or speed on that and other area streets, not stopping at stop signs, running red lights, or just not paying any attention to pedestrians (I have often been in the middle of the pedestrian crosswalk and had to wait there as a car zoomed past me--and I am too tall to be invisible). Making it possible for those reckless drivers to go through the park would endanger a great many people who use it.

Please do NOT put a road through the Battery Lane park!

Jeanne Ferris
4977 Battery Lane, #1-511
Bethesda, MD 20814

MCP-CTRACK

From: Silber, Stacy P. <spsilber@lercheary.com>
Sent: Sunday, June 21, 2015 4:40 PM
To: MCP-Chair
Subject: FW: Paul Schwedler letter - Kenwood Forest
Attachments: 2015_05_26_19_17_57.pdf

For Bethesda Sector Plan Public Hearing materials.

--

Stacy P. Silber - Attorney

Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 841-3833 Fax: (301) 347-1767 - spsilber@lercheary.com
Bio: <http://www.lercheary.com/team/stacy-p-silber>
Vcard: <http://www.lercheary.com/team/stacy-p-silber-vcard>

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Mr. Casey Anderson

Planning Board Chair

MNCPPC

8787 Georgia Avenue

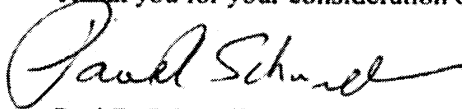
Silver Spring, MD 20910

Dear Planning Board Chair Anderson and Members of the Committee,

I am a long time resident of the Bethesda area, first moving to a home near River and Goldsboro Roads with my parents in 1952. Our family frequently shopped at the retail establishments at Arlington Road and Bradley Boulevard. I got my first car loan at the State National Bank at that corner in 1963. Since 1989, my wife and I have lived in the Kenwood Forest Condominium, behind the Safeway, at 6719 Fairfax Road. (I am the immediate past president of the board of the association.) What is somewhat remarkable is that in all the time since 1952 very little has changed at the Arlington and Bradley intersection. It looks pretty much the same today as it has for a very long time. It would be very nice if the appearance and functionality of the intersection could be improved to better meld in with modern Bethesda.

At Kenwood Forest's meeting in March, the Harvey Company outlined its plans for what it would like to do if the new proposed Master Plan is approved. It proposed increased landscaping, higher building height (90 feet), outdoor gathering places, and improved connections to the Capital Crescent Trail. These improvements cannot be undertaken without changes to the Master Plan. I learned that the Harvey Company is a family business going back several generations. By making improvements to modernize, it seemed to me that what Harvey was proposing to do could be considered the modern-day urban version of saving the family farm. I'm for approval of the proposed Master Plan.

Thank you for your consideration of my thoughts.



Paul R. Schwedler

MCP-CTRACK

From: Katharine Kosin <kkosin@gwmail.gwu.edu>
Sent: Sunday, June 21, 2015 10:11 PM
To: MCP-Chair
Subject: Testimony against proposal to extend Norfolk Ave. through Battery Lane Park

Dear Montgomery County Planning Board,

I am a 27-year-old property owner living adjacent to Battery Lane Park, and I was absolutely appalled to learn of your recommendations to extend Norfolk Ave. through the park. When I purchased my condominium in Sussex House (4970 Battery Lane) in September 2013, the lovely, pedestrian-only park next to the building was one of the main draws for me; I like stepping out the side door of the building into a lush green park, rather than a busy street. Another deciding factor in my decision to buy and live there was that the building was close to the hustle and bustle of Bethesda without being near the *noise* of Bethesda--something that would end with this new road, especially if it were indeed used for public events as mentioned in the plan. There is no doubt that **this proposed road would lower the property value of my condo and the others in my building**, which is not fair to us. Also, acting to deliberately lower property values for no compelling reason (since one can easily drive to Battery Lane from downtown Bethesda through other roads) is NOT smart growth.

Moreover, **this proposed road would completely undermine your own stated goals** to 1) "expand neighborhood green at Battery Lane Park," 2) "improve pedestrian and bike connectivity through the district and along the park," and 3) "enhance neighborhood livability."

1) A true park does not have streets running through it; expanding the park area across the street from the current park while building the road through the park would only result in a greater number of smaller, fragmented park spaces--spaces that could accommodate fewer people in each place, allow less total room for children to run around in, etc. Three smaller spaces are not the same as one big, uninterrupted, pedestrian-friendly space; the latter is much more desirable.

2) **Replacing a major pedestrian-and-bike thoroughfare with a car thoroughfare is the OPPOSITE of "improving pedestrian and bike connectivity through the district along the park!"** In building a road, you are REDUCING pedestrian and bike connectivity. If you want "to make this neighborhood a truly walkable area" as you state on p.117 of the Bethesda Downtown Plan, you should not be eliminating pedestrian space in favor of adding car space. As someone who does not own a car and relies on walking to get around Bethesda, and who moreover walks through Battery Lane Park every day, I do not appreciate you taking away my pedestrian space in order to accommodate more cars. You would be making my daily route LESS walkable.

3) Putting a road through Battery Lane Park would utterly destroy this important community space and peaceful pedestrian oasis; it would take an area where families take small children to play and teens play basketball, and turn it into a place unsafe for either activity, with all the cars that would be driving through. In short, **building this road would DECREASE "neighborhood livability," not enhance it.**

In conclusion, please reconsider this outrageous recommendation to extend Norfolk Ave. through Battery Lane Park This would destroy the park and make the area less walkable and livable, negatively impacting both the lives and property values of residents in the area--and all for nothing, since there are other major roads that cars can easily take to get between downtown Bethesda and Battery Lane.

Sincerely,

Katharine Kosin
Resident of 4970 Battery Lane

MCP-CTRACK

From: Dedun Ingram <idedun@gmail.com>
Sent: Sunday, June 21, 2015 10:42 PM
To: MCP-Chair
Subject: Bethesda Downtown draft Plan

June 17, 2015

Dear Montgomery County Planning Board:

Thank you for the opportunity to comment on the Bethesda Downtown Plan Public Hearing Draft. I am a nearly 30-year resident of the Town of Chevy Chase and have seen many changes come to Bethesda, mostly positive. As a deeply interested resident, I have attended most of the public workshops, discussion groups, and hearings that have been held on the revision of the Bethesda Master Plan and have studied the Draft Plan. Frankly, I am appalled by some elements of the Plan. The Plan moves completely away from the principles of the 1994 Bethesda Master Plan (that of high density around the Bethesda metro station and decreased density away from the metro station and adjacent to residential neighborhoods. It ignores the County's long-standing goal of preserving and protecting established residential neighborhoods. In addition, the Plan does not reflect the comments and desires I heard voiced by many of the old and new Bethesda residents who attended the various meetings, but rather seems to reflect the desires of individual developers.

Bethesda currently has a number of features that make it a desirable place to live, raise a family, work, and recreate. One of these is that with just a few exceptions, the buildings are at a human scale and it is inviting to move around the central business district to shop, eat, and otherwise recreate. Bethesda offers many different types of stores, a library, many wonderful restaurants, and various entertainment options. What sustains Bethesda and makes it a vibrant place are the established residential neighborhoods bordering the CBD and the apartment and condominium buildings within and near the CBD.

My testimony focuses on two elements of the Plan. The first is the over-sized buildings (height and density) that the Plan proposes to locate way too close to residences. The second is the Plan's failure to incorporate the many requests from residents for increased substantive green space.

1) Excessive building heights

One of the features of Bethesda that has drawn people here and that we want to see continue is its human scale. With the exception of buildings at Bethesda Metro and some near Veteran's Park, the building heights are human scale and make it pleasurable to move around the CBD to run errands go to restaurants, the theater, etc.

Currently, extremely tall buildings have been kept well away from established residential neighborhoods so that their character and livability is not degraded by intrusive development. Tall buildings also have been kept out of the "shopping districts", also so that those areas are inviting. The draft Plan proposes buildings of heights that are very far from human scale and most of these are not near the Bethesda Metro Station. Additionally, in a number of cases building heights do not decrease as one moves away from the metro and they have not been kept low adjacent to established residential areas. And some are in areas where the County wishes to foster revitalized shopping options. The County says it needs additional density in Bethesda to increase its tax revenues and therefore buildings must be higher. While no data have been provided to support this need, we are willing to accept that need and accept increased development. However, the additional development can be accomplished without having it intrude on neighborhoods and shopping areas.

Specific comments:

a. I strongly oppose the proposed building heights along Wisconsin Ave. between Waverly and Bradley Lane. Building heights along Wisconsin between Waverly and Willow are shown at 250 feet and one property between Willow and Leland is shown at 200 feet. The height drops to 90 feet for the last building just north of Leland and continues at 90 from Leland to the last property just north of Bradley when it jumps to 150 feet. Additionally, a rear portion of the Air Rights building (on Waverly) is assigned a height of 175 feet. These properties are very close to or even adjacent to private residences in the Town of Chevy Chase. It is indefensible to place buildings of such extraordinary size so close to these residences. They will significantly and substantively degrade those residents' quality of life and property values with intrusive noise, light pollution at night, loss of sunlight, view of sky, and air,

b) I strongly oppose the proposed building height of 150 feet for the properties on the south side of Montgomery Ave, just east of Pearl St and the proposed height of 175 feet for buildings west of Pearl St and east of Waverly. Those properties are only 60 feet from private residences. Again, buildings of that height that close to private residences is unacceptable. No buildings taller than the current Bethesda Sport and Health Club should be allowed here.

Where could the density go rather than on Wisconsin between Waverly and Bradley?

It could go many places in the CBD and not impact private homes. I suggest that one obvious place would be at the Bethesda Metro Center. Two lots there have proposed heights of only 210 and 240 feet – both below the 250 feet proposed for buildings adjacent to private homes. Taller buildings here would fit with the original concepts of highest density at the metro station and would not impact people's homes.

b. Increase the building heights for some properties located between East-West Highway and Montgomery Ave (that are behind the Wisconsin Ave. buildings). The buildings on Wisconsin in the area have a proposed height of 290 feet but the buildings behind them only have heights of 175 feet or even less. Again, increasing heights of buildings in this area would not impact people's homes and would not be out of scale with surrounding building heights. Also still in keeping with density near the Bethesda metro center.

The planning staff no doubt will argue that the 250 foot buildings between Waverly and Leland are required because of the potential Purple Line station at Elm St. and Wisconsin. Even if that station were a certainty, the harm buildings of that size will have on the adjacent neighborhood should be a sufficient reason to stop this insanity.

I point out that the current plan has precedence for lower building height adjacent to neighborhoods. As it should! The proposed building heights on the east side of Wisconsin between Seaford and the Chevy Chase Bank building are 110 feet.

2. Inadequate green space

Bethesda has almost no green space, and what there is tends to be extremely small patches or even located on the top of buildings or in inaccessible places. Residents at the various Bethesda Plan meetings have clamored for increased green space and green space that is of good size. With the increased number of housing units and office space that the sector plan includes, the need for green space will also increase. The draft Plan has failed to address the need for additional green space. Therefore, I strongly support the Town of Chevy Chase's proposal to construct a county park on Parking Lots 10 and 24. The two parking lots are the last possible place where a real urban park could be placed in Bethesda. It could be made into quite a gem that serves not only as much needed recreation space for all the new residents and workers but also as a vibrant community space with cafes etc. Having such a park could be a distinguishing attraction for Bethesda.

Questions:

1. Under the current draft plan, the current proposed building heights for Lots 10 and 24 is 70 feet. Could additional density/height be transferred from another property in Bethesda to these lots?
2. For the properties on Wisconsin Ave. How much additional height and density could these buildings receive with transferred density from another Bethesda property and/or inclusion of affordable housing units?

The County has an obligation to protect existing neighborhoods. It can achieve its revenue goals in Bethesda without causing harm to those neighborhoods. That alone should result in modifications of the draft Plan. However, in addition to this, do not forget that the existing neighborhoods are the backbone behind the success of the Bethesda downtown area. Degrading those neighborhoods is not in the County's best interest as it will ultimately result in degradation of the Bethesda downtown as well.

Sincerely,

Deborah Ingram

4411 Elm St.

Chevy Chase, MD 20815

MCP-CTRACK

From: Kent Wood <kentswood@gmail.com>
Sent: Sunday, June 21, 2015 11:45 PM
To: MCP-Chair; Kent Wood
Subject: Bethesda downtown draft plan: No development on the 6600 Wisconsin Ave. property

To the Planning Board Chairperson and Members:

I cannot testify in person at the hearing on June 24, 2015, about recommended changes in the zoning for 6600 Wisconsin Ave. I request that this letter be placed in the official record for the hearing of the Bethesda downtown draft plan.

I wish to express extreme disapproval of allowing commercial development on the 6600 Wisconsin Ave., Bethesda property. Fire Station 6 occupies this property which borders our community, Chevy Chase West (CCW), at Nottingham Dr. CCW is a single family residential community, with homes that can still be considered affordable in the Bethesda metropolitan area. It should be kept non-commercial and Bradley Boulevard is the logical place to fix the boundary.

6600 Wisconsin Ave. occupies one half of Nottingham Dr., the northern most street within our community. While CCW welcomes Fire station 6 as a neighbor, the families of CCW could not at all adapt to sharing the street both with fire trucks and emergency vehicles as well as with the traffic that would be generated from commercial development. Doing so would degrade the quality of life of those homeowners directly as well as the value of their homes. Indirectly, the effects would be damaging to the entire community: more traffic, noise, waste, vagrancy, crime. Our neighborhood association, an active one on behalf of all residents, would have to divert its energies to continually checking these inevitable negative side-effects of moving development literally onto our doorsteps.

Allowing this development will degrade a long-standing residential neighborhood. Please do not destroy it.

Respectfully,

Kent S. Wood
4703 Morgan Dr.
Chevy Chase MD 20815

MCP-CTRACK

From: Terri Lukas <terri.lukas@gmail.com>
Sent: Sunday, June 21, 2015 11:51 PM
To: MCP-Chair
Subject: Bethesda Downtown draft plan: No development on the property at 6600 Wisconsin Ave., Bethesda

To the Planning Board Chairperson and Members,

I am sending this to you in written form because I cannot testify in person at the hearing on June 24, 2015, about recommended changes in the zoning for 6600 Wisconsin Ave. I request that this letter be placed in the official record for the hearing of the Bethesda downtown draft plan.

I am contacting you to emphasize my emphatic disapproval of allowing commercial development on the 660 Wisconsin Ave., Bethesda property. Fire Station 6 occupies this property which borders our community, Chevy Chase West (CCW), at Nottingham Dr. CCW is a single family residential community, with homes that can still be considered affordable in the Bethesda metropolitan area. Thus, the typical family in our neighborhood is young, with young children. Indeed, we bought our home 30 years ago when our daughter was 6 months old. We raised our two children in this neighborhood, and they both attended Montgomery County Public Schools. We stayed in this neighborhood throughout those years because the environment was safe, quiet, accessible to schools and the metro transit system. Other residential communities bound us on the south and southeast.

With the massive increases in density and commercial development both south of us in Friendship Heights and north of us in Bethesda, our communities are threatened, and CCW more than the others. The only line of "defense" that we've managed to hold onto as these trends have intensified over time is that the borders between "residential" and "commercial" have always been drawn on the south at Dorset Ave. and on the north at Bradley Blvd. The prospect of your now allowing our northern border to be breached with commercial development on the 6600 Wisconsin Ave. property is an outrage and an affront to homeowners and families who live in this area.

6600 Wisconsin Ave. occupies one half of Nottingham Dr., the northern most street within our community. While CCW welcomes Fire station 6 as a neighbor, the families of CCW could not at all adapt to sharing the street both with fire trucks and emergency vehicles as well as with the traffic that would be generated from commercial development. Doing so would degrade the quality of life of those homeowners directly as well as the value of their homes. Indirectly, the effects would be damaging to the entire community: more traffic, noise, waste, vagrancy, crime. Our neighborhood association, an active one on behalf of all residents, would have to divert its energies to continually checking these inevitable negative side-effects of moving development literally onto our doorsteps.

The most egregious aspect of the planning board even contemplating allowing commercial development south of Bradley Blvd., where it has never been before, is that it is UNNECESSARY. Bethesda will be over-built with all the development that you have already approved. There are long-standing vacancies in office space throughout Bethesda and commercial outlets are continually going out of business for lack of consumer demand.

Allowing this development will do nothing more than degrade a long-standing residential neighborhood that still offers families a safe and peaceful place to live and raise their children in the Bethesda metropolitan area. Please do not destroy it. Think of how you want others to view your legacy as planners and keep commercial development in Bethesda north of Bradley Blvd. and out of our community.

Sincerely,

Terri Lukas
4703 Morgan Drive
Chevy Chase, MD 20815



RECEIVED
0525
JUN 22 2015

MCP-CTRACK

From: WordPress <Dmbene@gmail.com>
Sent: Friday, June 19, 2015 5:07 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: Dmbene@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: David Benedict
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <mrbill@alum.mit.edu>
Sent: Saturday, June 20, 2015 10:02 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: mrbill@alum.mit.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:

The mad rush to highrises in \"Downtown\" Bethesda is rapidly eroding anything that might be considered open space. Even the proposed development at Metro Center makes a passing reference to this (or did at one point), referring to a \"central park\", which turns out to bear as much relation to central park as the base ball diamond at Bethesda Elementary bears to Nationals Park. I realize that \"smart growth\" and dense development are important, but so are open and community spaces. Please preserve the open space (ALL of it) at the Bethesda metro.

Name: Bill Felling
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <elaine@skywright.com>
Sent: Saturday, June 20, 2015 12:11 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

Sent from: elaine@skywright.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 also think that a 290 foot tower is too tall.

Name: Elaine Sullivan
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Elke.jordan@verizon.net>
Sent: Saturday, June 20, 2015 12:11 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

Sent from: Elke.jordan@verizon.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:

The space should be revitalized instead, but without building huge towers on it.

Name: Elke Jordan
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <thomas.potocki@gmail.com>
Sent: Saturday, June 20, 2015 12:33 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: thomas.potocki@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:

We need all the open space and green areas we can get in the already densely developed downtown Bethesda.

Name: Thomas Potocki
City: bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <rgodfrey.15@gmail.com>
Sent: Saturday, June 20, 2015 2:36 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: rgodfrey.15@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:

The intangible richness of a community is created through places to gather, where people may mingle, ideas and relationships are born. Though we live in an urban region, our green spaces are our some of our greatest and most beautiful resources, - they work like a magnet to bring us together. Some may choose to phrase it differently, but they soothe our soul. Without these places, we are reduced to yet more concrete, asphalt and buildings. The plaza at Bethesda Metro Center may not be a beautiful forest, but it holds nature in our presence and gives back to us in immeasurable ways. Please do not allow our community to lose this precious commodity.

Name: Rena Godfrey
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <dickersonwe@gmail.com>
Sent: Saturday, June 20, 2015 3:39 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: dickersonwe@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: William Dickerson
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Rox20814@gmail.com>
Sent: Saturday, June 20, 2015 3:46 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: Rox20814@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:
Bethesda has enough high rises and precious little green space. Don't take this away

Name: Roxanne Russell
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <mindyafrankel@gmail.com>
Sent: Saturday, June 20, 2015 4:24 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: mindyafrankel@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: Mindy A Frankel
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <goberland@verizon.net>
Sent: Saturday, June 20, 2015 7:02 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: goberland@verizon.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:

The current public space was designed as part of a unified redevelopment and architectural compatible development at the Bethesda Metro station. Eliminating the current open space by a 290' new building would be out of character with the intent of the earlier Sector Plan. Enhancing the open space and rejuvenating the existing, low office /retail space, is compatible with the development as originally conceived.

Name: George H. F. Oberlander, AICP
City: North Bethesda
Zip: 20852

MCP-CTRACK

From: WordPress <normawise14@gmail.com>
Sent: Saturday, June 20, 2015 7:09 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: normawise14@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: norma wise
City: bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <erikawind@gmail.com>
Sent: Saturday, June 20, 2015 7:15 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: erikawind@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:

Once that open area is gone, it can never be regained. We need to think about future generations and preserve the green space..

Name: Erika Wind
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <pihlstrom@verizon.net>
Sent: Saturday, June 20, 2015 7:37 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: pihlstrom@verizon.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:

Money seems to always win and if the 290 foot tower with the tiny bit of a park wins, the citizens of Bethesda will lose out to the money hungry planning department and Brookfield Properties. Such a shame that money drives everything.

Name: C.Pihlstrom
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Joseph.k.alexander@hotmail.com>
Sent: Saturday, June 20, 2015 7:41 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: Joseph.k.alexander@hotmail.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:

As a resident of Bethesda, I am especially pleased that our city still has some real park spaces that lend a hospitable element to what is becoming a high-rise dominated environment. We need balance, and we need spaces where people can breath and relax. Please help to preserve that special aspect of Bethesda and help keep us special.

Name: Joseph Alexander
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <dianalex@verizon.net>
Sent: Saturday, June 20, 2015 7:44 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: dianalex@verizon.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:

As a new resident of this area of Bethesda, I am disturbed her hear that there are plans to develop the plaza at Bethesda Metro Center with a 290 foot building. Not only will it destroy the immediate area, it will destroy the whole surrounding community. Please do not allow this to happen.

Name: Diana Alexander
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <bethesdametropark@hendawi.com>
Sent: Saturday, June 20, 2015 10:52 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: bethesdametropark@hendawi.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 have a 2 year old son who I occasionally take to the Bethesda metro to watch the trains. One of the nicest things about the Bethesda metro station compared to others is the big open plaza. It's fun to walk around with my son, and just generally hang out there when the weather is nice. The idea of a nice big green public area there is very exciting. We would certainly appreciate the Bethesda metro park design much more. It would make it a fun destination for our walks and would be the kind of thing that makes Bethesda a special place.

Name: MOHAMED HENDAWI
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <sbspring@att.net>
Sent: Sunday, June 21, 2015 6:02 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: sbspring@att.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:

It seems that the Park and Planning Division does not want to leave real green space for real people who live in Bethesda. We are not statistics or sardines. We need a quite place to sit. The last thing we need is another high rise office tower. The County and State are supposedly supportive of green activities and yet they seem to pave things over, block the sunlight, construct sidewalks that make it hard for people to walk. Can the Bethesda Metro station actually support more passengers. Please watch the escalators and platforms at rush hours. Really THINK GREEN and not just say empty words.

Name: Susan Spring
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <mjk1944@gmail.com>
Sent: Sunday, June 21, 2015 8:16 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: mjk1944@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:

More green space and no more tall buildings are needed in this plaza! Preserve the plaza!!! Thank you.

Name: Milton Koch
City: Bethesda
Zip: 20814

MCP-TRACK

From: WordPress <davidjohnson25@gmail.com>
Sent: Sunday, June 21, 2015 8:47 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: davidjohnson25@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:

Current development plans for downtown Bethesda are excessive and will change Bethesda in ways that are unfavorable to most of its current residents, whether in increased congestion or school overcrowding. Building an office building on the Metro Center site will increase this perception of overcrowding and congestion. County officials should carefully consider their plans for the downtown area if they wish to retain the support of the community.

Name: David Johnson
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <mppadgett@msn.com>
Sent: Sunday, June 21, 2015 9:25 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: mppadgett@msn.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:

Aren't there enough towers going up in Bethesda already? Let's keep the green space we have where it is.

Name: Mary Padgett
City: Bethesda
Zip: 20814-3024

MCP-CTRACK

From: WordPress <jeanneferris22@gmail.com>
Sent: Sunday, June 21, 2015 9:27 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: jeanneferris22@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:

Adding a huge tower at this prominent intersection would not welcome people to Bethesda, whether they come by metro, car, or bus. And when the earthquake hit in fall 2011, and all buildings already in the area (I work in one of them - I also live in Bethesda, on Battery Lane) had to evacuate at once, there was barely room for us all outside. That's an indication that there are already enough people at this intersection. Please keep the open access to the green space!

Name: Jeanne Ferris
City: Bethesda, MD
Zip: 20814

LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

June 24, 2015

Heather Dlhopsky,
301.961.5270
hdlhopsky@linowes-law.com

VIA EMAIL AND HAND DELIVERY

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

Re: 7735 Old Georgetown Road, Bethesda – Written Testimony for 6/24/15 Planning Board Hearing on the Bethesda Downtown Plan (the “Sector Plan”)

Dear Mr. Anderson and Members of the Planning Board:

On behalf of the Fairmont Building, LLC (the “Fairmont Building”), owner of the property located at 7735 Old Georgetown Road (the “Property”) in Bethesda, I am submitting this letter as the Fairmont Building’s written testimony for the Montgomery County Planning Board’s (the “Planning Board”) June 24th public hearing on the Public Hearing Draft of the Sector Plan (the “Public Hearing Draft”).

The Fairmont Building is currently owned by the Stewart Bainum Declaration of Trust. Mr. Bainum, who passed away in February 2014 at the age of 94, was the founder of Manor Care, Inc. and Choice Hotels International. The Fairmont Building is the last large investment Mr. Bainum made, and at the time he was looking for a building to house his family foundation, the Commonweal Foundation. Commonweal operates and supports educational programs and projects assisting underserved children and youth, from early childhood through post-secondary education. Mr. Bainum bequeathed the Fairmont Building to the Commonweal Foundation and, as of January 2015, the Fairmont Building has become their new headquarters.

The Fairmont Building is in an ideal location to serve the needs of the Commonweal Foundation over the long-term, but it is important that the Sector Plan both account for the current improvements on the Property, as well as allow for moderate growth and expansion in the future. The Property is currently zoned CR-5.0, C-1.0, R-4.75, H-145T. The Public Hearing Draft (on page 103, #9) proposes rezoning of the Property to CR-6.0, C-1.25, R-5.75, H-175, allowing for additional density and height that is appropriate given the Property’s location at the heart of downtown Bethesda where Old Georgetown Road, Arlington Road, Wilson Lane, and St. Elmo Avenue converge, only three blocks north of the Bethesda Metro Station. However, the Property is currently improved entirely with commercial uses (a 12-story office building) and an adjacent

**L&B 4950818v1/12492.0001

Mr. Casey Anderson, Chair
and Members of the Planning Board
June 24, 2015
Page 2

four-level structured parking facility, and thus the proposed rezoning does not reflect the existing uses on the Property. We request that the Property be rezoned through the Sector Plan and subsequent comprehensive rezoning process to CR-6.0, C-6.0, R-5.75, H-175 in order to reflect the nature and square footage of the existing uses on the site. Given the challenges that have continued to face the office market in Bethesda and the County as a whole, it is vital that the recommended zoning both permit existing office uses and allow such uses to expand and flourish.

We thank you for consideration of these comments, and look forward to continuing to work with you and Planning Staff on the Bethesda Downtown Plan. If you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

LINOWES AND BLOCHER LLP



Heather Dlhopsky

cc: Mr. Robert Kronenberg
Ms. Leslye Howerton
Ms. Pat Bowditch
Mr. William Everngam

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

June 24, 2015

Heather Dlhopsky
301.961.5270
hdlhopsky@linowes-law.com

VIA EMAIL AND HAND DELIVERY

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

Re: 4705 Miller Avenue, Bethesda – Written Testimony for 6/24/15 Planning Board Hearing
on the Bethesda Downtown Plan (the “Sector Plan”)

Dear Mr. Anderson and Members of the Planning Board:

On behalf of Ms. Blanca Calcagno, owner of the property located at 4705 Miller Avenue in Bethesda (the “Property”), I am submitting this letter as our written testimony for the Montgomery County Planning Board’s (the “Planning Board”) June 24th public hearing on the Sector Plan (specifically, the Public Hearing Draft dated May 2015 – the “Public Hearing Draft”).

The Property is currently zoned CR-3.0, C-2.0, R-2.75, H-75T. The Public Hearing Draft proposes (on page 99, #5) that the Property be rezoned through the Sector Plan process and subsequent sectional map amendment to CR-3.5, C-2.25, R-3.25, H-200. The Staff Draft of the Sector Plan had recommended rezoning of the Property to CR-3.5, C-2.25, R-3.25, H-90, but it is our understanding that this was an error, and thus the Public Hearing Draft corrected the height (“H” component) from 90 feet to 200 feet. However, we also understand from Planning Staff that maximum density should have been adjusted at that time to 5 FAR (CR-5.0, with corresponding changes to the “C” and “R” components), but that additional change was inadvertently left out of the Public Hearing Draft.

We believe that a 5 FAR is appropriate for the Property given its location just one parcel in from the western side of the Wisconsin Avenue corridor (and adjacent to properties that front on Wisconsin Avenue, which are proposed to be rezoned to CR-5.0, C-5.0, R-5.0, H-200, and with which the owner of the Property may in the future pursue a combined redevelopment project), and only four blocks south of the existing Bethesda Metro Station and two blocks from the new south entrance to be constructed at Wisconsin Avenue and Elm Street. A rezoning of the Property to CR-5, with flexibility to allow for a combination of commercial or residential uses on

**L&B 4949900v1/12865.0001

Mr. Casey Anderson, Chair,
and Members of the Planning Board
June 24, 2015
Page 2

the Property, and maximum building height of 200 feet is appropriate for the Property's location and in order to fulfill the goals of the Sector Plan for higher-density development along the Wisconsin Avenue corridor and near transit.

We thank you for consideration of these comments, and look forward to continuing to work with you and Planning Staff on the Bethesda Downtown Plan. If you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

LINOWES AND BLOCHER LLP



Heather Dlhopsky

cc: Mr. Robert Kronenberg
Ms. Leslye Howerton
Ms. Blanca Calcagno

RECEIVED
0515
JUN 22 2015

MCP-CTRACK

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

From: WordPress <Dmbene@gmail.com>
Sent: Friday, June 19, 2015 5:07 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: Dmbene@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: David Benedict
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <mrbill@alum.mit.edu>
Sent: Saturday, June 20, 2015 10:02 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: mrbill@alum.mit.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:

The mad rush to highrises in \"Downtown\" Bethesda is rapidly eroding anything that might be considered open space. Even the proposed development at Metro Center makes a passing reference to this (or did at one point), referring to a \"central park\", which turns out to bear as much relation to central park as the base ball diamond at Bethesda Elementary bears to Nationals Park. I realize that \"smart growth\" and dense development are important, but so are open and community spaces. Please preserve the open space (ALL of it) at the Bethesda metro.

Name: Bill Felling
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <elaine@skywright.com>
Sent: Saturday, June 20, 2015 12:11 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

Sent from: elaine@skywright.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 also think that a 290 foot tower is too tall.

Name: Elaine Sullivan
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Elke.jordan@verizon.net>
Sent: Saturday, June 20, 2015 12:11 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

Sent from: Elke.jordan@verizon.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:

The space should be revitalized instead, but without building huge towers on it.

Name: Elke Jordan
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <thomas.potocki@gmail.com>
Sent: Saturday, June 20, 2015 12:33 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: thomas.potocki@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:

We need all the open space and green areas we can get in the already densely developed downtown Bethesda.

Name: Thomas Potocki
City: bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <rgodfrey.15@gmail.com>
Sent: Saturday, June 20, 2015 2:36 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: rgodfrey.15@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:

The intangible richness of a community is created through places to gather, where people may mingle, ideas and relationships are born. Though we live in an urban region, our green spaces are our some of our greatest and most beautiful resources, - they work like a magnet to bring us together. Some may choose to phrase it differently, but they soothe our soul. Without these places, we are reduced to yet more concrete, asphalt and buildings. The plaza at Bethesda Metro Center may not be a beautiful forest, but it holds nature in our presence and gives back to us in immeasurable ways. Please do not allow our community to lose this precious commodity.

Name: Rena Godfrey
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <dickersonwe@gmail.com>
Sent: Saturday, June 20, 2015 3:39 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: dickersonwe@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: William Dickerson
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Rox20814@gmail.com>
Sent: Saturday, June 20, 2015 3:46 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: Rox20814@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:
Bethesda has enough high rises and precious little green space. Don't take this away

Name: Roxanne Russell
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <mindyafrankel@gmail.com>
Sent: Saturday, June 20, 2015 4:24 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: mindyafrankel@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: Mindy A Frankel
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <goberland@verizon.net>
Sent: Saturday, June 20, 2015 7:02 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: goberland@verizon.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:

The current public space was designed as part of a unified redevelopment and architectural compatible development at the Bethesda Metro station. Eliminating the current open space by a 290' new building would be out of character with the intent of the earlier Sector Plan.

Enhancing the open space and rejuvenating the existing, low office /retail space, is compatible with the development as originally conceived.

Name: George H. F. Oberlander, AICP
City: North Bethesda
Zip: 20852

MCP-CTRACK

From: WordPress <normawise14@gmail.com>
Sent: Saturday, June 20, 2015 7:09 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: normawise14@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: norma wise
City: bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <erikawind@gmail.com>
Sent: Saturday, June 20, 2015 7:15 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: erikawind@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:

Once that open area is gone, it can never be regained. We need to think about future generations and preserve the green space..

Name: Erika Wind
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <pihlstrom@verizon.net>
Sent: Saturday, June 20, 2015 7:37 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: pihlstrom@verizon.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:

Money seems to always win and if the 290 foot tower with the tiny bit of a park wins, the citizens of Bethesda will lose out to the money hungry planning department and Brookfield Properties. Such a shame that money drives everything.

Name: C.Pihlstrom
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Joseph.k.alexander@hotmail.com>
Sent: Saturday, June 20, 2015 7:41 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: Joseph.k.alexander@hotmail.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:

As a resident of Bethesda, I am especially pleased that our city still has some real park spaces that lend a hospitable element to what is becoming a high-rise dominated environment. We need balance, and we need spaces where people can breath and relax. Please help to preserve that special aspect of Bethesda and help keep us special.

Name: Joseph Alexander
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <dianalex@verizon.net>
Sent: Saturday, June 20, 2015 7:44 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: dianalex@verizon.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:

As a new resident of this area of Bethesda, I am disturbed her hear that there are plans to develop the plaza at Bethesda Metro Center with a 290 foot building. Not only will it destroy the immediate area, it will destroy the whole surrounding community. Please do not allow this to happen.

Name: Diana Alexander
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <bethesdametropark@hendawi.com>
Sent: Saturday, June 20, 2015 10:52 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: bethesdametropark@hendawi.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 have a 2 year old son who I occasionally take to the Bethesda metro to watch the trains. One of the nicest things about the Bethesda metro station compared to others is the big open plaza. It's fun to walk around with my son, and just generally hang out there when the weather is nice. The idea of a nice big green public area there is very exciting. We would certainly appreciate the Bethesda metro park design much more. It would make it a fun destination for our walks and would be the kind of thing that makes Bethesda a special place.

Name: MOHAMED HENDAWI
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <sbspring@att.net>
Sent: Sunday, June 21, 2015 6:02 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: sbspring@att.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:

It seems that the Park and Planning Division does not want to leave real green space for real people who live in Bethesda. We are not statistics or sardines. We need a quiet place to sit. The last thing we need is another high rise office tower. The County and State are supposedly supportive of green activities and yet they seem to pave things over, block the sunlight, construct sidewalks that make it hard for people to walk. Can the Bethesda Metro station actually support more passengers. Please watch the escalators and platforms at rush hours. Really THINK GREEN and not just say empty words.

Name: Susan Spring
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <mjk1944@gmail.com>
Sent: Sunday, June 21, 2015 8:16 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: mjk1944@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:

More green space and no more tall buildings are needed in this plaza! Preserve the plaza!!! Thank you.

Name: Milton Koch
City: Bethesda
Zip: 20814

MCP-TRACK

From: WordPress <davidcjohnson25@gmail.com>
Sent: Sunday, June 21, 2015 8:47 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: davidcjohnson25@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:

Current development plans for downtown Bethesda are excessive and will change Bethesda in ways that are unfavorable to most of its current residents, whether in increased congestion or school overcrowding. Building an office building on the Metro Center site will increase this perception of overcrowding and congestion. County officials should carefully consider their plans for the downtown area if they wish to retain the support of the community.

Name: David Johnson
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <mppadgett@msn.com>
Sent: Sunday, June 21, 2015 9:25 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: mppadgett@msn.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:

Aren't there enough towers going up in Bethesda already? Let's keep the green space we have where it is.

Name: Mary Padgett
City: Bethesda
Zip: 20814-3024

MCP-CTRACK

From: WordPress <jeanneferris22@gmail.com>
Sent: Sunday, June 21, 2015 9:27 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: jeanneferris22@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:

Adding a huge tower at this prominent intersection would not welcome people to Bethesda, whether they come by metro, car, or bus. And when the earthquake hit in fall 2011, and all buildings already in the area (I work in one of them - I also live in Bethesda, on Battery Lane) had to evacuate at once, there was barely room for us all outside. That's an indication that there are already enough people at this intersection. Please keep the open access to the green space!

Name: Jeanne Ferris
City: Bethesda, MD
Zip: 20814

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0516
JUN 22 2015

MCP-CTRACK

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

From: WordPress <Acoudouel@gmail.com>
Sent: Sunday, June 21, 2015 9:43 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: Acoudouel@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:

Our city is growing fast.... Please let us grow a city that fosters community space, respects nature, and allows us to keep feeling we can breathe downtown (and hence live there!) Thank you for our children, and their children....

Name: Aline
City: Bethesda
Zip: 20814

2007
MCP-CTRACK

From: WordPress <erahdert@mindspring.com>
Sent: Sunday, June 21, 2015 9:56 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: erahdert@mindspring.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 support the idea of a community park because it will give Bethesda a free-to-all place of beauty where people can relax, meet others, or just travel through for a breath of fresh air. No closed, air conditioned humongous-size building can serve that purpose for visitors or locals who live and/or work in Bethesda.

Name: Elizabeth Rahdert
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <sdhir@shopam.com>
Sent: Sunday, June 21, 2015 10:10 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: sdhir@shopam.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: surendra dhir
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <BINADHIR@HOTMAIL.COM>
Sent: Sunday, June 21, 2015 10:12 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: BINADHIR@HOTMAIL.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: Bina Dhir
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <Alok@dhir.net>
Sent: Sunday, June 21, 2015 10:14 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: Alok@dhir.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:

Name: Alok Dhir
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <rjamshidi@gmail.com>
Sent: Sunday, June 21, 2015 10:38 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: rjamshidi@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:

We enjoy the green space for our kids to meet and play. It makes us more likely to hang out in downtown Bethesda.

Name: Roxanne Donnelly
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <joanmdarby@gmail.com>
Sent: Sunday, June 21, 2015 10:52 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: joanmdarby@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:

The urbanization of Bethesda was inevitable and for the most part has been accomplished well (though some of us still long for the small town Bethesda of yesteryear). However, it is critical that there be substantial green spaces and public spaces. Where better for such space that at once was and still remains the heart of Bethesda. Please retain the open space there and place high rises elsewhere!

Name: Joan Darby
City: Bethesda
Zip: 20816

MCP-CTRACK

From: WordPress <ablhousehold@gmail.com>
Sent: Sunday, June 21, 2015 11:57 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: ablhousehold@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:

Bethesda needs more green spaces and places for people to gather, not less. Please do not allow another high-rise in this area. The urban park is the more people friendly and ENVIRONMENTAL choice.

Name: Adele Bourgault
City: Bethesda
Zip: 20814

MCP-TRACK

From: WordPress <jbalbus@gmail.com>
Sent: Sunday, June 21, 2015 12:31 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: jbalbus@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:

Green space is not just a matter of aesthetics or personal choice- it is a matter of public health. The conversion of Bethesda into an urban metropolis needs to be done in a way that promotes health and well-being as well as profit. Science shows multiple benefits of green spaces, from mitigation of heat islands to social capital enhancement. This is a last chance to preserve a valuable piece of green space in a growing landscape of tall buildings.

Name: John Balbus
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <rowyourboat@verizon.net>
Sent: Sunday, June 21, 2015 12:43 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: rowyourboat@verizon.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:

Name: Stephen Buck
City: Bethesda
Zip: Maryland

MCP-CTRACK

From: WordPress <trzajdowicz@gmail.com>
Sent: Sunday, June 21, 2015 12:44 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: trzajdowicz@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:

This is a far better vision for downtown Bethesda than placing a glass box on this site.

Name: Thad Zajdowicz
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <preece@umd.edu>
Sent: Sunday, June 21, 2015 1:29 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: preece@umd.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:

Building is happening at an incredible pace in Bethesda so let's keep this nice park area as a place where we can sit and enjoy a green space. Please do not reduce the green space and all a huge building to be built.

Name: Jennifer Preece
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Carriemulford@verizon.net>
Sent: Sunday, June 21, 2015 2:25 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: Carriemulford@verizon.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:

We have plenty of new high rise buildings in Bethesda. Enough already. I love this idea for Metro Park.

Name: Carrie
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <rajendrani@rocketmail.com>
Sent: Sunday, June 21, 2015 3:56 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: rajendrani@rocketmail.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: Rajendrani Mukhopadhyay
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <lcclough@umd.edu>
Sent: Sunday, June 21, 2015 5:38 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: lcclough@umd.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:

Dear officials,

I join my voice to those expressing a strong desire to maintain the open space as envisioned by Clark Enterprises. I am a 22-year resident of Bethesda, very much aware of the increasing speed of development in the various subcenters of town. Very much aware of the good they bring us, sure; but also very much aware of what they take away. You want people to feel this is still a place one can call home. Still a place where one can meet one's now best friend on that open plaza, where one can walk with a child, where it doesn't feel like, ok, K Street. Thank you.

Name: Laretta Clough
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <ben@cs.umd.edu>
Sent: Sunday, June 21, 2015 6:11 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

Sent from: ben@cs.umd.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:
I vote for green space in Bethesda

Name: Ben Shneiderman
City: Bethesda
Zip: 20814

MCP-CTrack

From: WordPress <cooperscott5100@gmail.com>
Sent: Sunday, June 21, 2015 6:29 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: cooperscott5100@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:

Please, please, please support the urban park. Bethesda is congested enough already; the increase in buildings, population and cars only increases the decline of our citizens' health and well-being. We need more green choices in Bethesda ~ the bike path is over-crowded with walkers as well as bikers, which testifies to the need for, as well as the love of, space for people to walk and congregate in open-air green environments.

Name: Amy Scott
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Jennifer.Dragone@DragoneRealty.com>
Sent: Sunday, June 21, 2015 7:16 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: Jennifer.Dragone@DragoneRealty.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: Jen Dragone
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <narimanaghaei@gmail.com>
Sent: Sunday, June 21, 2015 8:04 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: narimanaghaei@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:

Building a new tower which will come with huge number of new residents to the small area of Bethesda does not seem to have any reasonable excuse. Keeping our community a nourishing green space for our kids and adults would benefit everyone.

City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Audreyarya@gmx.com>
Sent: Sunday, June 21, 2015 8:05 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: Audreyarya@gmx.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:
Let's not insult the Bethesda sky with another high rise..

Name: Audrey
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <pumhofer@hotmail.com>
Sent: Sunday, June 21, 2015 9:02 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: pumhofer@hotmail.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:

With the continued massive development in the woodmont triangle area and high rise buildings in bethesda, green open space is needed more than ever in the heart of downtown. The park is a brilliant idea that should be given serious consideration by the county planning board.

Name: peter umhofer
City: bethesda
Zip: 20814

LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

June 24, 2015

Heather Dlhopsky
301.961.5270
hdlhopsky@linowes-law.com

VIA EMAIL AND HAND DELIVERY

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

Re: 4809 Auburn Avenue, Bethesda – Written Testimony for 6/24/15 Planning Board Hearing
on the Bethesda Downtown Plan (the “Sector Plan”)

Dear Mr. Anderson and Members of the Planning Board:

On behalf of F&L Associates, LLLP (“F&L Associates”), owner of the property located at 4809 Auburn Avenue in Bethesda (the “Property”), I am submitting this letter as our written testimony for the Montgomery County Planning Board’s (the “Planning Board”) June 24th public hearing on the Sector Plan (specifically, the Public Hearing Draft dated May 2015 – the “Public Hearing Draft”). The Property is located in the triangle of land formed by the convergence of Auburn Avenue, Rugby Avenue, and Norfolk Avenue in the Woodmont Triangle District, and is currently zoned CR-3.0, C-1.0, R-2.75, H-90T. It is comprised of two lots, totaling approximately 12,903 square feet, both owned by F&L Associates. The two lots essentially function as one property on which a Sherwin-Williams paint store and surface parking for the store are currently located. F&L Associates, a family-owned business, has owned the Property for many years. Prior to the Sherwin-Williams paint store, a Duron paint store was located on the Property. As a result, the Property has housed businesses which fulfill a need for practical, useful stores in the Woodmont Triangle area. In particular, the surface parking provided is vital to paint/home improvement stores, as very few customers can walk or utilize public transit options while carrying home improvement items.

The Public Hearing Draft proposes (on page 103) that the northeastern side of the Property be rezoned through the Sector Plan process and subsequent sectional map amendment to CR-3.5, C-1.25, R-3.0, H-120 (#1 in Figure 3.05), and that the southwestern side of the Property adjacent to Norfolk Avenue be rezoned to CR-3.5, C-1.25, R-2.0, H-50 (#2 in Figure 3.05). This proposed rezoning, in particular the recommendation for building height at a maximum of 50 feet on the southwestern portion of the Property, leaves few options for future redevelopment. Of utmost

**L&B 5000801v1/7777.7777

Mr. Casey Anderson, Chair,
and Members of the Planning Board

June 24, 2015

Page 2

concern, however, is that the Public Hearing Draft also recommends that the Norfolk Avenue/Rugby Avenue intersection and adjacent properties be reconfigured to expand the Battery Lane Urban Park and improve the street connection to Norfolk Avenue. This proposal and the graphic included on page 105 of the Public Hearing Draft (Figure 3.06) reflect that the entire western half of the Property (all of the surface parking and it appears that even part of the building) would be converted to a park/open space, which would result in the removal of all of the surface parking on the Property and essentially put out of business the Sherwin-Williams store currently on the Property. A paint/home improvement store cannot survive without easily accessible surface parking. We also note that the Public Hearing Draft (page 102, A, 1, second bulletpoint) expresses a goal of enhancing existing commercial/retail businesses with improved accessibility, visibility, and upgraded streetscape guidelines. This stated goal and the recommendation to create a park/open space on the Property's surface parking lot are mutually exclusive. We do support enhancing the streetscape in the area and along the Property's frontage, and we note that the Property already has a significant green buffer and wide sidewalk along Norfolk Avenue, but this must be done without adversely affecting the surface parking and current business on the site.

The recommendation to slightly upzone (from 3 FAR to 3.5 FAR and from 90 feet to 120 feet) the northeastern portion of the Property seems to imply that perhaps that portion of the Property could redevelop in the future, independent of the southwestern portion of the Property that is proposed for a park/open space. However, this is rather unrealistic given that the northeastern lot is comprised of only 6,297 square feet (and that the Public Hearing Draft seems to recommend that part of this lot be taken for park/open space, further reducing the developable area). Therefore, we have two serious concerns with the Public Hearing Draft's recommendations for the Property: (1) the park/open space recommendation would adversely affect both the surface parking and the building on the Property, putting out of business the current tenant on the Property, which we note is a practical, needed use for residents in the Woodmont Triangle area; and (2) simultaneously the Public Hearing Draft essentially strips the Property of any future redevelopment opportunities by leaving less than a 6,297 square-foot portion of the site open for redevelopment, which is far too small of an area for most uses.

We believe that the entire Property should be rezoned to CR-3.5, C-1.25, R-3.0, H-120, in order to allow continuance of the existing business on the Property as well as future redevelopment opportunities for the Property. We also believe that the goals for improvement of the streetscape along Norfolk Avenue leading into Battery Lane Urban Park can be accomplished along the Property's frontage through sidewalk and landscaping improvements, without adversely affecting the Property or the successful, useful business on it.

Mr. Casey Anderson, Chair,
and Members of the Planning Board
June 24, 2015
Page 3

We thank you for consideration of these comments, and look forward to continuing to work with you and Planning Staff on the Bethesda Downtown Plan. If you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

LINOWES AND BLOCHER LLP



Heather Dlhopsky

cc: Mr. Robert Kronenberg
Ms. Leslye Howerton
Mr. Scott Wilson

RECEIVED
0517
JUN 22 2015

MCP-CTRACK

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

From: WordPress <Garvp175@aol.com>
Sent: Thursday, June 18, 2015 10:05 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: Garvp175@aol.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:

Green space is vital for community spirit and community programming. The Bethesda Metro Center green space is ideal for public space and community gatherings. Not let a wonderful opportunity is keeping green space in downtown Bethesda.

Name: Patrick Garvey
City: Bethesda
Zip: 20816

5327
MCP-CTRACK

From: WordPress <Aweuro@yahoo.com>
Sent: Thursday, June 18, 2015 10:15 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: Aweuro@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:

Name: Sue schneider
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <Hfdt@aol.com>
Sent: Friday, June 19, 2015 2:51 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: Hfdt@aol.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: Deborah flack
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Shailalo@yahoo.com>
Sent: Friday, June 19, 2015 12:22 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: Shailalo@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:

Name: Shaila
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <gleklen@yahoo.com>
Sent: Friday, June 19, 2015 4:46 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: gleklen@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:

We need more green space in Bethesda and more community gathering places.

Name: Amy Gleklen
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Vlhatcher@aol.com>
Sent: Friday, June 19, 2015 7:10 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: Vlhatcher@aol.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:

Density in Bethesda is increasing (understandably as the area grows). However, green space is shrinking and it's important that open spaces where people can gather and/or just relax outside be preserved. This open space is central in the community and should be saved.

Name: Virginia L. Hatcher
City: Chevy Chase
Zip: 20815

MCP-CTRACK

From: WordPress <jlcornfeld@aol.com>
Sent: Friday, June 19, 2015 8:45 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: jlcornfeld@aol.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:

Our family has lived and worked in Bethesda for more than three decades and have witnessed some wonderful development in this area. We definitely consider eliminating the plaza at Bethesda Metro Center as a TERRIBLE idea -- this open space is absolutely critical as a welcome to visitors and residents alike to a town that is not, and should never be, considered a city. Additionally, it serves as a pleasant gathering space for those who work nearby which, in a quiet way, does more than you might think to improve the quality of work life in Bethesda. Please do NOT develop this open space.

Name: Janet Cornfeld
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <Cmcbruna@aol.com>
Sent: Friday, June 19, 2015 9:59 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: Cmcbruna@aol.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 support the plaza

Name: Carolyn Bruna
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <samia_arum@yahoo.com>
Sent: Friday, June 19, 2015 10:21 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: samia_arum@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:

Name: Samia Ahmad
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <cgrocks4482@yahoo.com>
Sent: Friday, June 19, 2015 12:12 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: cgrocks4482@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:

I work in Bethesda and walk by this area almost every day.

I am sick of seeing the DC area losing its culture and sense of community because of development. Development does not create community. People create community. The less space we have to create relationships and connections, the less community we build.

Name: Stephanie Vadala
City: Washington
Zip: 20001

MCP-CTRACK

From: WordPress <sdenicoff1@bna.com>
Sent: Friday, June 19, 2015 1:44 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: sdenicoff1@bna.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 3 Bethesda Metro Center. I do not want a 290 ft. building taking up our public green space.

Name: Sheryl Denicoff
City: Potomac
Zip: 20854

MCP-CTRACK

From: WordPress <susan_eagle@yahoo.com>
Sent: Friday, June 19, 2015 2:48 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: susan_eagle@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:

Name: Susan Eagle
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <nkmombat@yahoo.com>
Sent: Friday, June 19, 2015 2:58 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: nkmombat@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:

Name: Nancy Klothe
City: Bethesda
Zip: 20816

MCP-CTRACK

From: WordPress <frfager@yahoo.com>
Sent: Friday, June 19, 2015 7:32 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: frfager@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:

Name: Faye Fager
City: Bethesda
Zip: 20816

MCP-CTRACK

From: WordPress <tcraig@bna.com>
Sent: Friday, June 19, 2015 5:33 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: tcraig@bna.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:

Although I live in Westminster, MD 21157, I drive 57 miles to work each way, to 3 Bethesda Metro Center, Ste 250, Bethesda, MD 20814, and enjoy the open area while I am at work for breaks and lunch time. If the new tower is built the smaller glass enclosed offices, which is where our company is located, will be renovated to a smaller building with retail stores in it. Our company would have to be relocated. Regardless, I don't believe the high-rise building should be located here. It will block the view of the existing buildings, cause major disruption for the current locals and commuters on the Bethesda Metro Center buses and trains, and weaken the integrity of the existing underground parking lot and Metro level.

Name: Tami Craig
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Aowensbeth@verizon.com>
Sent: Saturday, June 20, 2015 11:54 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: Aowensbeth@verizon.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:

City: Anne owens
Zip: 20814

MCP-CTRACK

From: WordPress <moody56@aol.com>
Sent: Saturday, June 20, 2015 3:05 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: moody56@aol.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 recently moved to Bethesda from New York City, so admittedly calling the alternate space \"Central Park,\" with less than an acre allotment, sounds quite amusing. However, I do know firsthand how a city's residents can become lost in these plans for a \"better design.\" In light of the building boom Bethesda's experiencing (mostly luxury apts., condos & office bldgs.), its less-than-wealthy citizens will find their green open spaces compromised and confined to smaller niches. I do wonder how all this construction will find enough buyers, renters, and companies to fill these spaces. So adding yet another tall building, while taking away precious green space from the citizens, makes absolutely no sense whatsoever -- unless its only purpose is to make money!

Name: Robert Nooderman
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Lfloragail@aol.com>
Sent: Saturday, June 20, 2015 4:22 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

Sent from: Lfloragail@aol.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: linda berliner
City: bethesda
Zip: 20815

MCP-CTRACK

From: WordPress <olde45@aol.com>
Sent: Saturday, June 20, 2015 3:55 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: olde45@aol.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 support the vision to preserve the plaza at Bethesda Metro Center

Name: Michael
City: Lorenz
Zip: 20814

MCP-CTRACK

From: WordPress <swmiller200@yahoo.com>
Sent: Saturday, June 20, 2015 4:54 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: swmiller200@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:

Name: Stephen Miller
City: bethesda
Zip: 20817

RECEIVED
0518
JUN 22 2015

MCP-CTRACK

From: WordPress <maxinef@yahoo.com>
Sent: Saturday, June 20, 2015 6:30 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: maxinef@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:

Name: Maxine Finkelstein
City: BETHESDA
Zip: 20814

MCP-CTRACK

From: WordPress <wmham3@yahoo.com>
Sent: Saturday, June 20, 2015 10:07 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: wmham3@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:
Please no more ugly skyscrapers to destroy our community's integrity!

Name: Wendy Hammond
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <sngardner@aol.com>
Sent: Sunday, June 21, 2015 7:47 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: sngardner@aol.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:

Please, please save some part of our city for green space!!! I have watched in amazement at the changes in Bethesda. At first it was exciting, then concerning and now just scary. This isn't New York City. We don't need a big tower defacing Metro plaza. We need to have space to walk and breath. Not only is this structure out of place and defacing of our city, it will add who knows how much pollution and congestion.

Name: Susan Gardner
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Arob15@aol.com>
Sent: Sunday, June 21, 2015 8:17 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: Arob15@aol.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:

One of the attractions for moving to Bethesda was the open space of the park.
DO NOT GET RID OF IT!!!!

Name: William Robertson
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <katherinejacobi@aol.com>
Sent: Sunday, June 21, 2015 8:49 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: katherinejacobi@aol.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:

Just as the green space in Washington helps create a unique and powerful impact on the residents and visitors to our nation's capital, we want Bethesda, the closest MD suburb, to have the same opportunity to create an impact on our community as well. There is not much green space in Bethesda....hardly any! Please do not take this away!!! Once it is gone, it will be gone forever and all we get for its loss is more traffic and more overcrowding in our community and our schools.

Name: katherine jacobi
City: bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <laurahayesheuer@yahoo.com>
Sent: Sunday, June 21, 2015 5:27 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: laurahayesheuer@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:

Bethesda is growing like crazy and not always in a good way. Growth for the sake of growth and money (e.g. Pottery Barn, Pottery Barn Kids, Williams Sonoma...ugh) doesn't add to the heart and health of a community. Added some much needed, attractive green space to the Metro area in Bethesda would be very welcome. Thank you.

Name: Laura Hayes-Heuer
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <csrosenblm@aol.com>
Sent: Saturday, June 20, 2015 9:27 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: csrosenblm@aol.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:

As Bethesda continues to grow, the deliberate integration of green space into its master plan seems more critical than ever. Sufficient studies attest to the positive correlation between green space and reductions in crime rates, stress, heat levels, noise pollution, traffic congestion, and solid and liquid waste production. Inevitably Bethesda had to grow. However, at this point in its evolution, adding another high rise building benefits Bethesda far less than preserving open public space. Green space promotes community. It draws people in. People go to open spaces to relax, read, meditate, and converse with friends or others in the park.. Children come to play. Community events are held and bring people together. The emotional gain of viewing a green expanse rather than another high rise in an already high-rise dense area cannot be underestimated. The Planning Board has an opportunity to prevent the unnecessary loss of existing open space, doubtless advancing the appeal--and actuality--of Bethesda as a people and environmentally-friendly area in which to live and work.

Name: Carol Rosenblum
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <maryjodanton@comcast.net>
Sent: Sunday, June 21, 2015 10:03 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: maryjodanton@comcast.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:

There are many places in the Bethesda downtown area that can (and already are) being developed. This is good - but every open space doesn't need a giant building in it! Central Bethesda, right on Wisconsin Ave., needs a gathering space - and a green space too. There isn't enough of either in Bethesda!!! It's all buildings. The Metro Center should be preserved as a park for public gathering and activities. This kind of open space (like Rockville Town Center) will draw people to downtown Bethesda - rather than having this critical space be just another giant building and keep people away! Thank you!

Name: Mary Jo Danton
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Mariarbela@hotmail.com>
Sent: Sunday, June 21, 2015 10:14 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: Mariarbela@hotmail.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: Maria Arbelaez
City: bethesda
Zip: 20815

MCP-CTRACK

From: WordPress <debbieroe512@gmail.com>
Sent: Sunday, June 21, 2015 10:40 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: debbieroe512@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:

Bethesda does not have very much green space left. Our city is known as progressive and environmentally friendly. Please save this green space. We have too many high rise buildings already. Don't always let the money and developers get their way.

Name: Debra Roe
City: Bethesda
Zip: 20814

MCP-TRACK

From: WordPress <Hnwise1@gmail.coim>
Sent: Sunday, June 21, 2015 10:44 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: Hnwise1@gmail.coim

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:
Outrageous use of public land for private gain of the developer.

Name: Henry Wise, Jr.
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <msturm@ymail.com>
Sent: Monday, June 22, 2015 7:58 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: msturm@ymail.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 support the new Bethesda downtown plan. This should bring in additional jobs and increased people should further stimulate spending at local restaurants, shopping, and housing. I have lived in Bethesda for 4 years and often shop in Bethesda Row area and never even seen or noticed this current "green space". My only concern is with current roadways ability to handle increased traffic. But glad a new building will be at metro stop to alleviate this concern versus building in another location..

Name: Michael Sturm
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <lesleyfrost0@gmail.com>
Sent: Monday, June 22, 2015 8:18 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: lesleyfrost0@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:

In the 10 months since we moved here we have seen huge new developments all over the town and we do NOT want more. This town is unique with its open spaces, fountains and gardens making it a walkable and pleasing place to live. We expect to be here for the rest of our lives and want to keep open public spaces for all to enjoy.

Name: Lesley Frost
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <aliciatompkins@hotmail.com>
Sent: Monday, June 22, 2015 8:36 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: aliciatompkins@hotmail.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 would also be concerned about the strain on traffic and services that putting such a large building in that location would cause.

Name: Alicia Tompkins
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <rgold01@verizon.net>
Sent: Monday, June 22, 2015 8:45 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: rgold01@verizon.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:

Dear Councilmembers and Planning Director, Thank you for this opportunity to express my opinion about the proposed plan for the Bethesda Metro Center. I grew up in Bethesda, attended Bethesda Elementary School, Pyle and Whitman. As an adult I lived on Cordell Ave and currently own a rental property on Pooks Hill Road. I am concerned about the congestion on Wisconsin Ave and the surrounding environs and fear that additional building will prevent people from utilizing the wonderful resources that Bethesda provides. One of the things that is missing is a public green space that can bring the community together. It is so important that young and old alike have a safe place to enjoy the outdoors and in this frenetic world, we need the restorative properties of trees and greenery. Bethesda does not need additional high rise buildings that will cast shadows throughout the city. I am also concerned that with the onslaught of residential properties going up along Wisconsin Ave and Rockville Pike that there will be a glut of empty properties that will not bring in the hoped-for tax revenue. I see the same situation in Tysons Corner with too many vacant commercial properties that are bringing down the Fairfax County economic growth. I hope that the council and the planning board give great thought to this proposal. Thank you for your time and attention.

Name: Anne Goldberg
City: Silver Spring
Zip: 20901

MCP-CTRACK

From: WordPress <mcdonald.martha@gmail.com>
Sent: Monday, June 22, 2015 9:04 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: mcdonald.martha@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:

It would be an outrage to build a 290 foot tower in the Bethesda Metro Park. What kind of county is Montgomery County that recommends such a travesty. Does it not care about the people who live and work here. Is it only thinking about money and greed and the amount of taxes it will collect? We need to **SAVE OUR PUBLIC PLAZA AND LEAVE THE SPACE OPEN** so the people who live and work here can enjoy one of the few green spaces left in downtown Bethesda. Bethesda is not New York City. **DO NOT BUILDING ANYTHING ON THIS GREEN SPACE.**

Name: Martha McDonald
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <DJBartky@netscape.com>
Sent: Monday, June 22, 2015 9:58 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: DJBartky@netscape.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:
Attention: county Planning Department,

My residency since I was two & a half years old and currently I'm 52 and a 1/2 years old has always been Bethesda, Maryland. I can remember as early as 12 years old (around 1975) this town was a nice community of sandy back-road streets and even on the rural downtown streets on the edges of the roads there were strips of natural sand and seagulls flying in from the Eastern shore. There was hardly any population or creeping rolling waves of concrete. In the heart of the city, there was the Sunshine House Surf Shop, a High's Dairy store, record stores, a stereo shop, and the North China restaurant and these plus a Lighting and Fan store were the only few storefronts that facilitated the main heart of this city. When they built the first high-rise parking garage in the main part and the hub of Bethesda, a friend of mine could do a hand-stand on his skateboard from the top of the 12th floor ramp of the Saturday morning parking garage and make it all the way to the first floor of the lot without being bothered or interfered with by cars or people because there were none around. Now, Bethesda is teeming with cluster-messes and there is nowhere to move or roam because of the massive crowds of people. This quaint little town of Bethesda is not suppose to be like this and at this point in time it is way too overpopulated and this situation is very sad. I say that the idea of a sky-scraper type of building that you are intending upon building and in my understanding you are proposing and suggesting to use for housing of people is totally inappropriate on your part. We don't need this cluster-mess of craziness. I, along with my entire family and friends, feel this building is in bad taste and very much, a very bad thing. We all want a Bethesda Metro Park envisioned by Clark Enterprises with public space on the plaza and large green grass areas of Gateway park lawns, so there is room to enjoy nature and ice-skating, and the Christmas time lighting plus the decorations and definitely plenty of grass and greenness. We do not want this Metropolis of more canyons of glass, foam and cement invading and crawling into a one-time and once beautiful Bethesda. I am sure that most and many people of this once little town agree with me that, this business hungry and money greedy scheme of affairs to industrialize and over-crowd this place called Bethesda is making a ruin and a place of complete nuisance for the allowance and the ability of being able to get around town.

Sincerely,
David J. Bartky

MCP-CTRACK

From: WordPress <Chamberlainj6379@Gmail.com>
Sent: Monday, June 22, 2015 10:05 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: Chamberlainj6379@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 urge you to preserve the public space at Bethesda Metro Park and to disapprove plans for a new 290-ft tower to be constructed there. Protecting green public space in Bethesda adds to the quality of life here and we, the community, don't want to surrender it.

Name: Joan H. Chamberlain
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <fsbbob@verizon.net>
Sent: Monday, June 22, 2015 10:17 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: fsbbob@verizon.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:

We need to preserve as much green space in downtown Bethesda as possible. There are enough new high rise buildings being erected in the town.

Name: B Black
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <jeanmarie.colon@verizon.net>
Sent: Monday, June 22, 2015 10:37 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: jeanmarie.colon@verizon.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:

I feel strongly that the community gathering space should be preserved and not built on.

Name: Jean Colon
City: Bethesda
Zip: 20814

MCP-CTRACK

RECEIVED
0520

JUN 22 2015

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

From: GofDC@aol.com
Sent: Monday, June 22, 2015 10:03 AM
To: MCP-Chair
Subject: Bethesda Downtown Plan
Attachments: Bethesda Downtown Plan comments June 2015.pdf

Dear Chair Anderson

I attach written testimony for the Wednesday hearing on the Bethesda Downtown Plan. I believe that you will share my statement with the other commissioners.

I thank you for considering my input, and in general for all your work for the County.

Sincerely,

Bill Goodman
4761 Bradley Blvd.
Chevy Chase, Maryland 20815

Dear Commissioners

In further studying the Bethesda Downtown Plan, please consider my comments below.

Among the various issues concerning the future of Bethesda, I believe that the transportation problem is highly crucial. To take our own household situation as an example, my wife requires home aides, because she has Multiple Sclerosis, and the aides are often about thirty or forty-five minutes late because of traffic—as it is now. Perhaps needless to say, there is a potential problem when I need to leave the house at a definite time.

If there's going to be significant growth in the Bethesda CBD, and if the transportation problem isn't greatly reduced, it's hard to see how workers in the area, or business owners for that matter, will be able to arrive at predictable times—and then, how well can business be conducted? It shouldn't be hard to foresee that delays in service can lead to customer dissatisfaction and likely business failures. Furthermore, customers' own transportation and parking experiences can be highly discouraging. For example, there are several good restaurants in downtown Bethesda which we no longer use because the driving and parking are nearly impossible. If I were going there alone, I could walk, but my wife is unable to walk that far.

Not to mention the agony of commuting traffic jams as a factor in quality of life, and greater pollution and expenditure of fuel because of traffic delays—I often feel nearly desperate just trying to enter the traffic lanes from our home on Bradley Boulevard.

In particular, I must express concern about the proposed raising of allowable building heights near Sacks, where we live, because Bradley Boulevard may not be able to decently accommodate significantly more traffic.

If growth of the Bethesda CBD must come, I believe that we should ensure transportation solutions arrive at least concurrently with growth—the Purple Line, more bike paths, and other transportation projects should proceed—and succeed—before major growth causes extreme traffic congestion and its damage to the quality of life and the local economy.

Finally, I'd like to refer you to the article, "Gridlock and Growth: The Effect of Traffic Congestion on Regional Economic Performance" (David Hartgen and M. Gregory Fields, *Reason*, Aug. 27, 2009). The authors write that the "impact of severe traffic congestion on regional economies is significant"—in the context of their findings, that statement seems mild. (For a summary of the findings, please visit http://reason.org/files/ps371_growth_gridlock_cities_policy_summary.pdf).

I thank you for considering these comments.

Bill Goodman

June 22, 2015

4761 Bradley Blvd., Chevy Chase, Maryland 20815

301-654-4572 GofDC@aol.com

MCP-CTRACK

From: Dlhopsky, Heather - HXD <HDLhopsky@linowes-law.com>
Sent: Monday, June 22, 2015 9:33 AM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye
Subject: 6/24/15 Planning Board Hearing on Bethesda Downtown Plan - Written Testimony for 7735 Old Georgetown Road
Attachments: 201506220911.pdf

Members of the Planning Board,

Attached please find my written testimony on behalf of the 7735 Old Georgetown Road property.

Thank you.

Heather

Heather Dlhopsky
Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814-4842
(301) 961-5270 (direct phone)
(301) 654-0504 (switchboard)
(301) 654-2801 (fax)
hdlhopsky@linowes-law.com
www.linowes-law.com

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LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

June 24, 2015

Heather Dhopolsky
301.961.5270
hdhopolsky@linowes-law.com

VIA EMAIL AND HAND DELIVERY

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

Re: 7735 Old Georgetown Road, Bethesda – Written Testimony for 6/24/15 Planning Board
Hearing on the Bethesda Downtown Plan (the “Sector Plan”)

Dear Mr. Anderson and Members of the Planning Board:

On behalf of the Fairmont Building, LLC (the “Fairmont Building”), owner of the property located at 7735 Old Georgetown Road (the “Property”) in Bethesda, I am submitting this letter as the Fairmont Building’s written testimony for the Montgomery County Planning Board’s (the “Planning Board”) June 24th public hearing on the Public Hearing Draft of the Sector Plan (the “Public Hearing Draft”).

The Fairmont Building is currently owned by the Stewart Bainum Declaration of Trust. Mr. Bainum, who passed away in February 2014 at the age of 94, was the founder of Manor Care, Inc. and Choice Hotels International. The Fairmont Building is the last large investment Mr. Bainum made, and at the time he was looking for a building to house his family foundation, the Commonweal Foundation. Commonweal operates and supports educational programs and projects assisting underserved children and youth, from early childhood through post-secondary education. Mr. Bainum bequeathed the Fairmont Building to the Commonweal Foundation and, as of January 2015, the Fairmont Building has become their new headquarters.

The Fairmont Building is in an ideal location to serve the needs of the Commonweal Foundation over the long-term, but it is important that the Sector Plan both account for the current improvements on the Property, as well as allow for moderate growth and expansion in the future. The Property is currently zoned CR-5.0, C-1.0, R-4.75, H-145T. The Public Hearing Draft (on page 103, #9) proposes rezoning of the Property to CR-6.0, C-1.25, R-5.75, H-175, allowing for additional density and height that is appropriate given the Property’s location at the heart of downtown Bethesda where Old Georgetown Road, Arlington Road, Wilson Lane, and St. Elmo Avenue converge, only three blocks north of the Bethesda Metro Station. However, the Property is currently improved entirely with commercial uses (a 12-story office building) and an adjacent

**L&B 4950818v1/12492.0001

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

Mr. Casey Anderson, Chair
and Members of the Planning Board
June 24, 2015
Page 2

four-level structured parking facility, and thus the proposed rezoning does not reflect the existing uses on the Property. We request that the Property be rezoned through the Sector Plan and subsequent comprehensive rezoning process to CR-6.0, C-6.0, R-5.75, H-175 in order to reflect the nature and square footage of the existing uses on the site. Given the challenges that have continued to face the office market in Bethesda and the County as a whole, it is vital that the recommended zoning both permit existing office uses and allow such uses to expand and flourish.

We thank you for consideration of these comments, and look forward to continuing to work with you and Planning Staff on the Bethesda Downtown Plan. If you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

LINOWES AND BLOCHER LLP



Heather Dhopolsky

cc: Mr. Robert Kronenberg
Ms. Leslye Howerton
Ms. Pat Bowditch
Mr. William Everngam

MCP-CTRACK

From: Dlhopsky, Heather - HXD <HDLhopsky@linowes-law.com>
Sent: Monday, June 22, 2015 9:35 AM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye
Subject: 6/24/15 Planning Board Hearing on Bethesda Downtown Plan - Written Testimony for 4705 Miller Avenue
Attachments: 201506220912.pdf

Members of the Planning Board,

Attached please find my written testimony on behalf of the 4705 Miller Avenue property.

Thank you.

Heather

Heather Dlhopsky
Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814-4842
(301) 961-5270 (direct phone)
(301) 654-0504 (switchboard)
(301) 654-2801 (fax)
hdlhopsky@linowes-law.com
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LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

June 24, 2015

Heather Dhopolsky
301.961.5270
hdhopolsky@linowes-law.com

VIA EMAIL AND HAND DELIVERY

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

Re: 4705 Miller Avenue, Bethesda – Written Testimony for 6/24/15 Planning Board Hearing
on the Bethesda Downtown Plan (the “Sector Plan”)

Dear Mr. Anderson and Members of the Planning Board:

On behalf of Ms. Blanca Calcagno, owner of the property located at 4705 Miller Avenue in Bethesda (the “Property”), I am submitting this letter as our written testimony for the Montgomery County Planning Board’s (the “Planning Board”) June 24th public hearing on the Sector Plan (specifically, the Public Hearing Draft dated May 2015 – the “Public Hearing Draft”).

The Property is currently zoned CR-3.0, C-2.0, R-2.75, H-75T. The Public Hearing Draft proposes (on page 99, #5) that the Property be rezoned through the Sector Plan process and subsequent sectional map amendment to CR-3.5, C-2.25, R-3.25, H-200. The Staff Draft of the Sector Plan had recommended rezoning of the Property to CR-3.5, C-2.25, R-3.25, H-90, but it is our understanding that this was an error, and thus the Public Hearing Draft corrected the height (“H” component) from 90 feet to 200 feet. However, we also understand from Planning Staff that maximum density should have been adjusted at that time to 5 FAR (CR-5.0, with corresponding changes to the “C” and “R” components), but that additional change was inadvertently left out of the Public Hearing Draft.

We believe that a 5 FAR is appropriate for the Property given its location just one parcel in from the western side of the Wisconsin Avenue corridor (and adjacent to properties that front on Wisconsin Avenue, which are proposed to be rezoned to CR-5.0, C-5.0, R-5.0, H-200, and with which the owner of the Property may in the future pursue a combined redevelopment project), and only four blocks south of the existing Bethesda Metro Station and two blocks from the new south entrance to be constructed at Wisconsin Avenue and Elm Street. A rezoning of the Property to CR-5, with flexibility to allow for a combination of commercial or residential uses on

**L&B 4949900v1/12865.0001

Mr. Casey Anderson, Chair,
and Members of the Planning Board
June 24, 2015
Page 2

the Property, and maximum building height of 200 feet is appropriate for the Property's location and in order to fulfill the goals of the Sector Plan for higher-density development along the Wisconsin Avenue corridor and near transit.

We thank you for consideration of these comments, and look forward to continuing to work with you and Planning Staff on the Bethesda Downtown Plan. If you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

LINOWES AND BLOCHER LLP



Heather Dlhopsky

cc: Mr. Robert Kronenberg
Ms. Leslye Howerton
Ms. Blanca Calcagno

MCP-CTRACK

From: Dlhopsky, Heather - HXD <HDLhopolsky@linowes-law.com>
Sent: Monday, June 22, 2015 10:23 AM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye
Subject: 6/24/15 Planning Board Hearing on Bethesda Downtown Plan - Written Testimony for 4809 Auburn Avenue
Attachments: 201506221019.pdf

Members of the Planning Board,

Attached please find my written testimony on behalf of the 4809 Auburn Avenue property.

Thank you.

Heather

Heather Dlhopsky
Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814-4842
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LINOWES
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ATTORNEYS AT LAW

June 24, 2015

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VIA EMAIL AND HAND DELIVERY

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

Re: 4809 Auburn Avenue, Bethesda – Written Testimony for 6/24/15 Planning Board Hearing on the Bethesda Downtown Plan (the “Sector Plan”)

Dear Mr. Anderson and Members of the Planning Board:

On behalf of F&L Associates, LLLP (“F&L Associates”), owner of the property located at 4809 Auburn Avenue in Bethesda (the “Property”), I am submitting this letter as our written testimony for the Montgomery County Planning Board’s (the “Planning Board”) June 24th public hearing on the Sector Plan (specifically, the Public Hearing Draft dated May 2015 – the “Public Hearing Draft”). The Property is located in the triangle of land formed by the convergence of Auburn Avenue, Rugby Avenue, and Norfolk Avenue in the Woodmont Triangle District, and is currently zoned CR-3.0, C-1.0, R-2.75, H-90T. It is comprised of two lots, totaling approximately 12,903 square feet, both owned by F&L Associates. The two lots essentially function as one property on which a Sherwin-Williams paint store and surface parking for the store are currently located. F&L Associates, a family-owned business, has owned the Property for many years. Prior to the Sherwin-Williams paint store, a Duron paint store was located on the Property. As a result, the Property has housed businesses which fulfill a need for practical, useful stores in the Woodmont Triangle area. In particular, the surface parking provided is vital to paint/home improvement stores, as very few customers can walk or utilize public transit options while carrying home improvement items.

The Public Hearing Draft proposes (on page 103) that the northeastern side of the Property be rezoned through the Sector Plan process and subsequent sectional map amendment to CR-3.5, C-1.25, R-3.0, H-120 (#1 in Figure 3.05), and that the southwestern side of the Property adjacent to Norfolk Avenue be rezoned to CR-3.5, C-1.25, R-2.0, H-50 (#2 in Figure 3.05). This proposed rezoning, in particular the recommendation for building height at a maximum of 50 feet on the southwestern portion of the Property, leaves few options for future redevelopment. Of utmost

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Mr. Casey Anderson, Chair,
and Members of the Planning Board
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Page 2

concern, however, is that the Public Hearing Draft also recommends that the Norfolk Avenue/Rugby Avenue intersection and adjacent properties be reconfigured to expand the Battery Lane Urban Park and improve the street connection to Norfolk Avenue. This proposal and the graphic included on page 105 of the Public Hearing Draft (Figure 3.06) reflect that the entire western half of the Property (all of the surface parking and it appears that even part of the building) would be converted to a park/open space, which would result in the removal of all of the surface parking on the Property and essentially put out of business the Sherwin-Williams store currently on the Property. A paint/home improvement store cannot survive without easily accessible surface parking. We also note that the Public Hearing Draft (page 102, A, 1, second bulletpoint) expresses a goal of enhancing existing commercial/retail businesses with improved accessibility, visibility, and upgraded streetscape guidelines. This stated goal and the recommendation to create a park/open space on the Property's surface parking lot are mutually exclusive. We do support enhancing the streetscape in the area and along the Property's frontage, and we note that the Property already has a significant green buffer and wide sidewalk along Norfolk Avenue, but this must be done without adversely affecting the surface parking and current business on the site.

The recommendation to slightly upzone (from 3 FAR to 3.5 FAR and from 90 feet to 120 feet) the northeastern portion of the Property seems to imply that perhaps that portion of the Property could redevelop in the future, independent of the southwestern portion of the Property that is proposed for a park/open space. However, this is rather unrealistic given that the northeastern lot is comprised of only 6,297 square feet (and that the Public Hearing Draft seems to recommend that part of this lot be taken for park/open space, further reducing the developable area). Therefore, we have two serious concerns with the Public Hearing Draft's recommendations for the Property: (1) the park/open space recommendation would adversely affect both the surface parking and the building on the Property, putting out of business the current tenant on the Property, which we note is a practical, needed use for residents in the Woodmont Triangle area; and (2) simultaneously the Public Hearing Draft essentially strips the Property of any future redevelopment opportunities by leaving less than a 6,297 square-foot portion of the site open for redevelopment, which is far too small of an area for most uses.

We believe that the entire Property should be rezoned to CR-3.5, C-1.25, R-3.0, H-120, in order to allow continuance of the existing business on the Property as well as future redevelopment opportunities for the Property. We also believe that the goals for improvement of the streetscape along Norfolk Avenue leading into Battery Lane Urban Park can be accomplished along the Property's frontage through sidewalk and landscaping improvements, without adversely affecting the Property or the successful, useful business on it.

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AND **BLOCHER LLP**
ATTORNEYS AT LAW

Mr. Casey Anderson, Chair,
and Members of the Planning Board

June 24, 2015

Page 3

We thank you for consideration of these comments, and look forward to continuing to work with you and Planning Staff on the Bethesda Downtown Plan. If you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

LINOWES AND BLOCHER LLP



Heather Dlhopsky

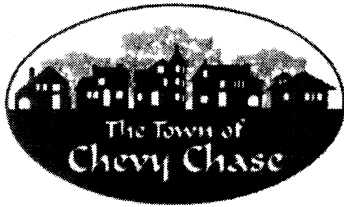
cc: Mr. Robert Kronenberg
Ms. Leslye Howerton
Mr. Scott Wilson

MCP-CTRACK

From: Todd Hoffman <thoffman@townofchevy Chase.org>
Sent: Monday, June 22, 2015 10:50 AM
To: MCP-Chair
Subject: Town of Chevy Chase Testimony -- Bethesda Downtown Plan
Attachments: TOCC Testimony Bethesda Downtown Plan.pdf; Plan.pdf

Please see attached testimony and implementation plan from the Town of Chevy Chase, MD. Please confirm receipt. Thank you.

Todd Hoffman
Town Manager
Town of Chevy Chase, Maryland
4301 Willow Lane
Chevy Chase, MD 20815
301-654-7144 (P)
301-718-9631 (F)
thoffman@townofchevy Chase.org



Al Lang, *Mayor*
John Bickerman, *Vice Mayor*
Vicky Taplin, *Secretary*
Fred Cecere, *Treasurer*
Kathy Strom, *Community Liaison*

**Town of Chevy Chase
Montgomery County Planning Board**

On behalf of the Town of Chevy Chase, where I am a member of the Council and Mayor, I would like to present feedback on the Maryland-National Park and Planning Commission's Staff Draft Report dated May 15, 2015 (The Bethesda Downtown Plan or Plan).

Before providing detailed feedback, I want to thank the Montgomery County Planning Board (Board) for scheduling sufficient time for all stakeholders within the Plan Area to provide feedback to the Board. The Plan will be with us for at least 20-25 years and it is critical to everyone that there is sufficient time to present the views of all stakeholders affected. Additionally, I want to thank the Staff for a job well done. The Staff has recognized how important a vibrant community is to those who reside, work and travel to the greater Bethesda-Chevy Chase community. Moreover, the Staff has demonstrated that by creating a network of centers of activity (e.g. Wisconsin Avenue District, Pearl Street District, Eastern Greenway Districts), one can maintain the character and diversity of individual communities – my Town, East Bethesda, Somerset, the Village of Chevy Chase, Edgemoor, etc. while continuing to promote the experience of residing and working in Bethesda. As I read the Plan I came to the conclusion that the Staff had based their recommendation on a series of principles.

The principles that resonated with me, my colleagues on the Council, and our residents include:

1. Strengthening the 9 Districts or Centers of Activity¹
2. Developing pedestrian and bike corridors that connect the Centers of Activity²
3. Focusing on the need for public and private green space³
4. Implementing the concepts of Defensible Urban Design, which will allow the perpetuation of our commonly held values and character of our communities

The Town of Chevy Chase pledges to continue to work with Board, the Staff, and our sister communities that comprise the Greater Bethesda-Chevy Chase area, to support the implementation of these principles. Our submission focuses on four topics that my colleagues and I believe are critical to the implementation of the principles noted above:

1. The need for meaningful green space connecting centers of activity.

¹ Bethesda Downtown Plan p. 6

² *ibid* p. 10

³ *ibid* p. 6

2. The heights of buildings on Wisconsin and in transition areas.
3. The heights of buildings on Pearl Street and in transition areas.
4. The infrastructure needs created by the implementation of the Plan.

The views expressed herein, I believe, are representative of the Town of Chevy Chase as a whole. The Town is a vibrant community with an engaged citizenry, and the thoughts expressed herein reflect the hard work and consideration of a volunteer committee of 13 Town residents, open meetings with all interested Town residents, presentation of views in an open Council meeting, and adoption of these views by the elected Council members.

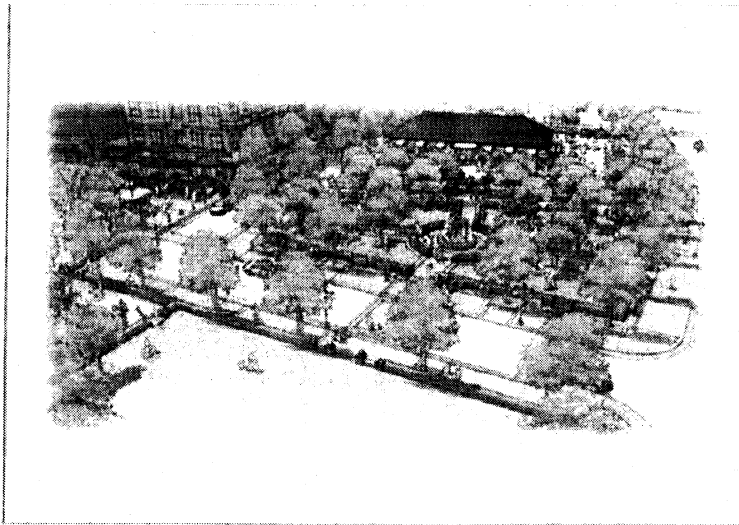
The Need for Meaningful Green Space

During the public hearings, a substantial number of speakers expressed the need for more meaningful green space within Bethesda. We believe the Sector Plan creates both an entranceway for our Town residents to the amenities and services of Bethesda, and an entranceway for those who reside or work outside of our Town to enjoy our streetscapes, houses, tree canopy, playgrounds, tennis courts, The Lawton Center, the Capital Crescent Trail or the 4H Center. The Eastern Greenway – South, by creating green space over the current County operated surface parking lots known as lots 10 and 24, provides a corridor from Elm Street Park to Walsh. While a corridor provides some benefits, we believe that expanding the meaningful green space is critical to continuing to have a vibrant Bethesda. With the large number of new developments going up in Bethesda, the increase in new residents, the growing competition from other nearby expanding communities parking lots 10 and 24 are the only centrally located significant publicly owned space, that can be found to create new green space. Additionally, green space in this area can be linked to the Farm Women's Market, a cherished historic resource.

In April 2015 the Town presented the *Bethesda Commons Plan (Commons)* to the Staff. I have attached a copy of the Commons Plan to this submission. The Bethesda Commons would comprise about 2.6 acres, and extend from Willow Lane (at Elm Street Park) to Waverly. It would be a countywide urban park consisting of large open and un-programmed space, a playground, and streetscape improvements. The Commons would connect to the Capital Crescent Trail and encompass the Farm Women's Market. Creating a Commons will not only provided desperately needed green space but it will also meet the three other principles noted above.

Namely, the additional green space will strengthen a number of Centers of Activity, by connecting to the Capital Crescent Trail and potentially the Pearl Street District, by which you will be creating a meaningful urban space where families, children, Metro riders, pedestrians, bikers and others will be drawn to enjoy experiences of an urban park. By incorporating small coffee shops and cafes, one could imagine a concept similar to New York's High Line Park running from the North segment of the Eastern Greenway to Bradley Lane.

The Bethesda Commons



Recommendation: We are asking the Board to Implement the Bethesda Commons Plan. Concurrently the Town wants to announce we have launched the Friends of Bethesda Commons. The purpose of which is to work with all stakeholders to support the implementation – much in the same way as Friends of High Line supports the High Line urban park in New York.

The heights of buildings on Wisconsin and in transition areas

The proposed building heights along Wisconsin between Elm and Bradley Lane range from 250' to 90'. The Town recognizes that it is important for both the County and property owners to meet their revenue objectives. Therefore, we understand why the Plan needs to have higher density and heights along Wisconsin. Our residents, my colleagues, and I believe that if we are to achieve our collective goal of strengthening both the Centers of Activity and creating useful and used meaningful green space, then the Board needs to consider reducing the heights of the buildings on the east side of Wisconsin, particularly between Willow and Waverly. We believe lower heights will make the Bethesda Commons a more attractive space for Bethesda residents, workers and visitors. Most importantly, we believe there should be a gradual reduction in building heights from Wisconsin to The Bethesda Commons.

Recommendation: We are asking the Board to:

1. *Limit the heights of buildings between Leland and Waverly to a maximum 150'*
2. *Transition in two steps between Wisconsin and the Bethesda Commons:*
 - a. *Transition 1 – to a maximum of 70'.*
 - b. *Transition 2 – to a maximum of 35' with the facades facing the Bethesda Commons.*
3. *The green space would be separated from the balance of the parking lots and zoned exclusively residential (to eliminate the potential of floating zones on 46th Street).*

The heights of building on Pearl Street and transition areas

The Pearl Street District, with its schools, churches, offices, theatres, and other facilities, is an integral part of the Bethesda experience, the Eastern Greenway and our community. For example, our children

and residents walk and bike from our community to Bethesda Chevy Chase High School and the Metro Center on a daily basis. In addition, office workers in the Pearl Street District use the Farm Women's Market and the Elm Street Park as gathering and recreational space. Our residents, my colleagues, and I believe that building heights and transition zones within the Pearl Street District should be consistent with and reflect the connectivity between the Pearl Street District, the Eastern Green way, and the Bethesda Commons.

Recommendation: We are asking the Board to:

1. *Amend the Plan to allow for increase flow of pedestrian, workforce, students and visitors between the Pearl Street District and the Bethesda Commons.*
2. *Limit the heights of buildings on the South side of Montgomery Ave. to the existing height of the Bethesda Sport and Health.*
3. *Transition in two steps the heights between Montgomery Ave. and the Capital Crescent Trail:*
 - a. *Transition 1 – to a maximum of 70'.*
 - b. *Transition 2 – to a maximum of 35' with the facades facing the Bethesda Commons.*

The infrastructure needs created by the implementation of the Plan.

Our community believes that the long-term success of the Plan is dependent on having adequate and technologically state-of-the-art infrastructure. The Staff has in some cases recognized how important infrastructure is. For example, the Staff has recognized that with increased density, we need more lighting and other pedestrian safety features, improved police, fire, rescue and emergency management, habitat, and public health services. The Town supports all of the innovative infrastructure and public service proposals included in the Plan. But we would like to see recommendations expanded to better and creatively address street and traffic flow, utility requirements, fire and safety facility needs, sewage facilities, storm water runoff and transportation flows.

Additionally, while the Plan describes vision and goals that incorporate concepts such as environmental stewardship, affordable housing and sustainability standards. To achieve these goals incentives and a regulatory framework is required – the Plan has not establish such a framework.

Recommendation: We are asking the Board to:

1. Continue to support the Staff's proposals with respect to existing infrastructure proposals.
2. Expand the infrastructure elements of the Plan to better address these critical needs.
3. Put in place a regulatory framework to ensure the goals of environmental stewardship, affordable housing and sustainability are measured and achieved.

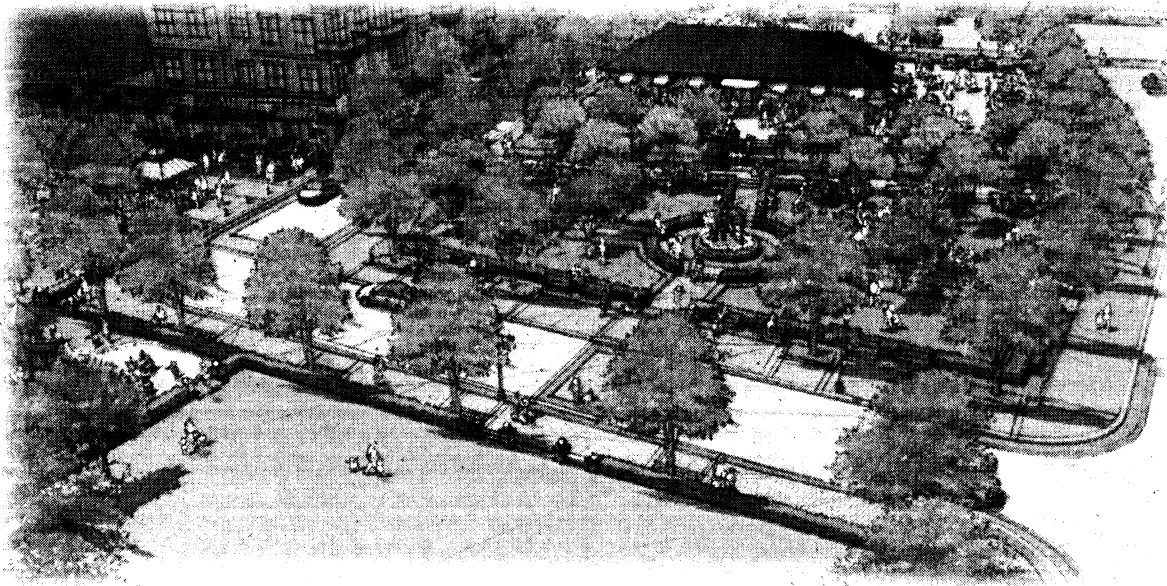
Respectfully submitted,



AL Lang
Mayor, Town of Chevy Chase

Implementation Planning - Bethesda Commons

April 8, 2015



To:

The Mayor and Town Council, Town of Chevy Chase

JAKUBIAK
TOWN + CITY PLANNING

With:

Studio 27Architecture and Emfesis Landscape Architecture

100 W. Pennsylvania Avenue, Suite 102G, Towson, Maryland 21204, 443-895-4240

Executive Summary

- The Maryland-National Capital Parks and Planning Commission (Commission) is updating the Bethesda Downtown Master Plan. The Town has provided input culminating to date in a physical concept plan for a public park – the Bethesda Commons -- along with preliminary urban design recommendations along the Town's western edge.
- The Bethesda Commons would comprise about 2.6 acres, be located on the current Parking Lots 10 and 24 and extend from Willow Lane (at Elm Street Park) to Walsh Street. It would be an urban park consisting in large open and un-programmed lawns, a playground, and streetscape improvements including streetlights, among other improvements. The park plan encompasses the Farm Women's Market and integrates the market into an overall open space framework.
- The Bethesda Commons would be consistent with the Montgomery County Park Recreation and Open Space Plan and its Urban Park Guidelines. It would protect the historic market building and its function. It would provide a suitable transition land use between the very intense and incompatible development of multiple family and office buildings, which the Commission's draft plan envisions, and the single-family neighborhood of Chevy Chase. The Bethesda Commons would provide an open recreation area for Town and Bethesda residents to enjoy and encourage others to the site as a destination. It would be an amenity for future development.
- The Park is estimated to cost \$3.6 million to construct and considerably more would be required to purchase the land if outright purchase were required. With its current R-60 (single-family residential) zoning, the entire property in parking lot use is now valued at nearly \$13.7 million. With new zoning that value would rise.
- Annual maintenance costs would approximate \$35,000 per year but would be higher if the section of the Bethesda Commons nearest the Farm Women's Market were improved as a highly programmed urban gathering space as recommended.
- There is capacity among the key potential stakeholders to raise the capital funding needed for the park. Multiple sources of funding appear to be available to cover the capital costs. The Town has potential capacity through various means including the issuance of bonds and through use of general and reserve fund revenues. The Town can also seek funding immediately through the Community Parks and Playground Program, administered by the Maryland DNR or, in future years, through Program Open Space which is a state program administered locally by Montgomery County.
- The County has funding capacity for park development most notably through its Legacy Open Space program (LOS), which for over a decade has allocated funding for park projects. As an urban park, the Bethesda Commons would meet the qualifying criteria for LOS funding.

- There is also the Montgomery County Parks Foundation, a non-profit organization incorporated in 1993 and dedicated to raising funds for parks and open space needs in the County. The community might also consider the value of creating another non-profit dedicated solely to the Bethesda Commons plan as a means for implementation.
 - Because Montgomery County has full zoning authority over property in the study area, coordination with the County will be needed to develop or implement the full suite of regulatory capabilities needed to ensure that private development makes capital contributions to the park commensurate with the value the open space could add to surrounding development projects.
 - There is precedent for arrangements that address long-term maintenance costs, e.g. the work of the Bethesda Urban Partnership in Bethesda and the participation of the Maryland-National Capital Parks and Planning Commission participation with local communities.
 - This document is intended to frame the initial issues surrounding implementation most notably the costs and local capacity to fund the park. It is meant to be a point of departure for further evaluation and strategy formation.
-

Background

The Maryland-National Capital Parks and Planning Commission (Commission) has embarked on an update to the Bethesda Downtown Master Plan. The plan, still in the early draft stages, seeks to accommodate substantial residential and commercial development at very high densities through redevelopment. Some of the transformation called for in the current draft plan would occur along the boundary area shared with the Town of Chevy Chase, presently comprised of County Parking Lots 10 and 24 (see Exhibit 1).

The Commission's draft plan included an "eastern greenway" concept, envisioned as a means for buffering the Town from the impacts of future downtown development. That concept would apparently be achieved through the County's development plan review in which tall buildings would be required to provide wide buffer areas and less tall buildings would be required to provide narrow buffer areas. Upon review of these emerging concepts, the Town began a consultation process involving Town residents, Montgomery County Parks Department, the Commission, and other stakeholders.

The Bethesda Commons concept has emerged from these discussions and represents a substantive contribution to the Commission as it engages stakeholders in planning the future of downtown Bethesda. The Bethesda Commons plan broadens the concept of the eastern greenway into a classic urban park that would have far greater benefits to the community at large and to Town residents. Conceptual illustrations of the planned park are provided in the appendices to this report.

- The park would create a gathering and recreational space on the edge of Chevy Chase within walking and biking distance of Town residences.
- It would provide open space, which would add value to the Town and to property along the edge of the Town. It would also meet the open space needs of future residents.
- It would fulfill a need for an urban park in the downcounty area, as recommended by the County's adopted Parks, Recreational and Open Space Plan.
- It would provide greater predictability to the development process since the boundaries of land to be developed and other principal land use and site design attributes would be clarified over alternatives that leave these factors to be resolved on a case-by-case basis.
- It would provide a safe off-road connection for the Capital Crescent Trail.
- It could provide stormwater management functions and have the usual environmental benefits associated with green space in an urbanizing area.
- It would help insulate the historic Farm Women's Market site from the impacts of nearby redevelopment, position it in a prominent place within the urban fabric of Bethesda, and allow it to physically and programmatically expand.
- It would allow for redevelopment along Wisconsin Avenue as envisioned in the draft downtown master plan while minimizing the character changing effects of high density development along the Town's edge. It would buffer and protect the Town from incompatible development.

The Town met with Commission staff and provided concept drawings to the Commission. With community consultation continuing, the Town directed that strategic implementation be explored as well. A March 5, 2015 memorandum (see Appendix C) describes funding approaches used to create, develop, maintain, and operate some of the most well-known and successful urban parks in the United States and several local parks as well. The memorandum explored varying levels of public-private participation in the development of urban parks.

This document focuses on the costs of developing the park and assesses the potential roles of possible stakeholders in funding. The Bethesda Commons concept plan envisions that nearly 90 percent of the combined area of parking lots 10 and 24 would be devoted to the Bethesda Commons and the remaining roughly 10 percent would be available for other purposes, e.g. development. The plan's urban design and open space recommendations actually extend beyond the parking lots, encompassing the Town's edge along West Street and south to St. John's Episcopal Church. Besides the conversion of the parking lots to open space, the concept plan envisions:

- A setback line (shown in red on Exhibit 1) beyond which no new building could exceed a 35-foot height with the possible exception of the Writers Center site on Walsh Street provided a taller structure could be sited compatibly and contribute to the success of the park design.

- A green park-like street and pedestrian / bicycle way which would appear as an extension of 46th Street from Walsh Street to the St. John Episcopal Church parking area. This would help extend the greenway system the full length of the study area and provide internal circulation for traffic and service vehicles thereby reducing traffic on streets bordering the Town.
- A 60-foot setback and buffer area located along West Street between Walsh Street and Ridge Street that could be secured during the development process as new development takes place.

The Context for Implementation

The planning for Bethesda Commons takes place within a context of strong development pressure focused on and around the current surface parking. One example pertains to 7121 Wisconsin Avenue, which is the site between the Farm Women's Market and the Ford Building. Columbia Realty Venture, LLC contemplates the redevelopment of 7121 Wisconsin Avenue in office and residential use and the full development of parking lot 24 with a mix of residential densities. Proposals for other private development have been floated as well.

Montgomery County owns parking lots 10 and 24, which together cover three acres and supply 316 spaces. The Commission's current draft plan for Bethesda anticipates and accommodates the conversion of these parking lots to a downtown type of development. This is relevant because the Commission's draft plan is advancing the conversion of the parking lots--to some other use. Parking would be displaced by downtown development under the Commission's draft plan or by a park under the Bethesda Commons plan; either way a change in the current parking is anticipated. So the fundamental question is how to address the potential displacement of the parking.

The Commission's current draft plan contemplates that parking would be replaced "within" new private development, that is, within new parking garages¹. This is a reasonable idea since Montgomery County has recent experience in Bethesda with this approach. For example: using a public private partnership, the County recently sold Lot 43 at 8009 Woodmont Avenue (containing 39 parking spaces) to a developer in exchange for the developer increasing its share of moderately priced dwelling units in the proposed building. That development, containing 248 market rate apartments, 62 moderately priced apartments, and nearly 14,000 square feet of retail space, will feature an underground parking garage for 354 spaces. The public parking was not eliminated, it was moved into a garage. The same is anticipated to take place over time on Lots 10 and 24.

The conversion of most of parking lots 10 and 24 to parkland rather than buildings does not preclude the construction of replacement parking in new garages. Quite to the contrary, through the means available to the County such as "density transfers", the development potential tied to the parking lots by virtue of their zoning, can be sold to developers in exchange for constructing extra parking. In this simple illustration, development rights are lifted from the parking lots, leaving them in perpetual open space, and placed, on the properties that adjoin the park, allowing them to build at high densities.

¹ A conceptual proposal for the development of 7121 Wisconsin Avenue (the site between the Farm Women's Market and the

It should also be noted that increasingly, in urban areas such as Bethesda, the smart management of parking is taking precedence over simple notions of parking supply, meaning that meter technologies, demand pricing, and innovative management is now being used to ensure that parking spaces are available when actually needed by customers while the overall land area devoted to surface parking is reduced. The relevance here is that the potential “loss of parking” can be addressed with options other than a one-for-one replacement inside of a garage.

Overview of the Concept Plan

Exhibit 1 shows the existing conditions and proposed concept plan featuring the Bethesda Commons². Bethesda Commons would meet the Urban Park Guidelines set forth in the most recently adopted (2012) Montgomery County Park Recreation and Open Space Plan, fulfilling a need identified in that plan. The concept plan shows the park space broken into three components: A, B and C. Parking Lot 24 contains plan components “C” and “A”.

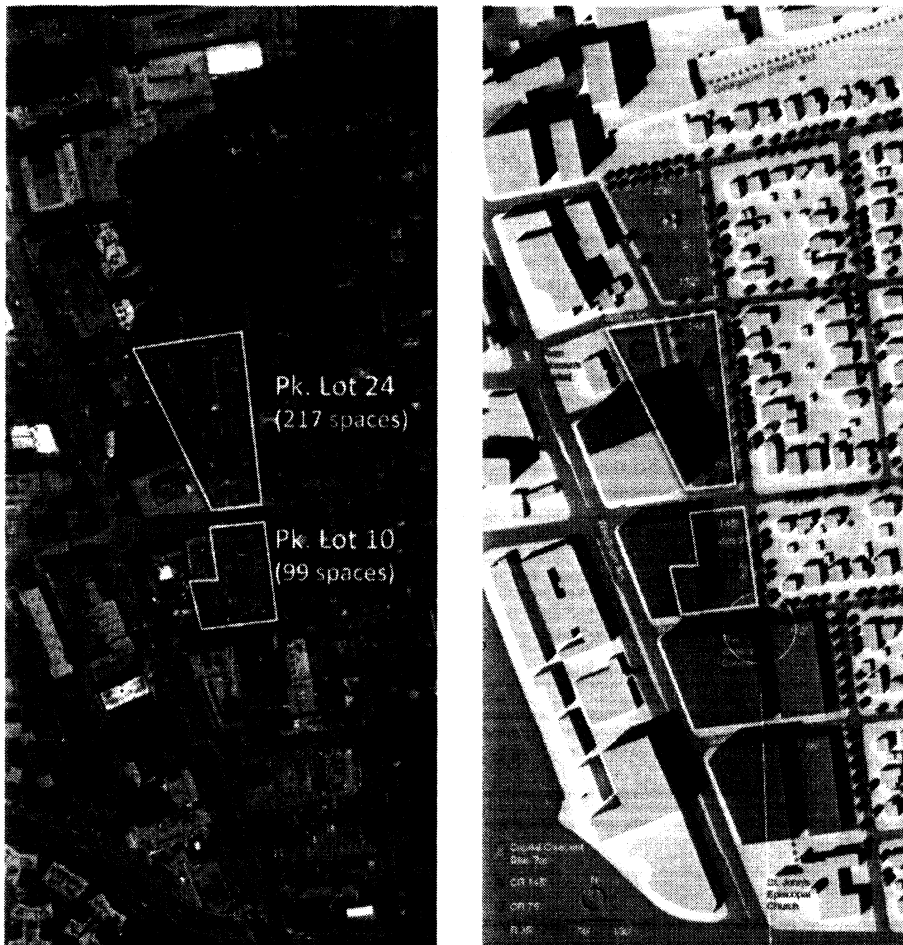


Exhibit 1: Existing Conditions and the Bethesda Commons Concept Plan

² The plan was presented in detail at a Town Council meeting on January 12, 2015 and is only summarized here.

Area “C” would allow for the extension of the Farm Women’s Market site and through the addition of connecting streets provide it with superior access along Wisconsin Avenue and Willow Lane. It is envisioned that this area would allow for extended market functions with outdoor programming and dining in a well-designed urban space. The improvement of this area is illustrated in Appendix B-1 and B-4.

Area “A” contains nearly 1.5 acres of land and extends Elm Street Park. It is a narrow space overall but with ample tree planting would provide sufficient a land use transition area between Wisconsin Avenue’s urban development and the single-family residential neighborhood of Chevy Chase. It would also provide a dramatic open area for the residents of any new development along Wisconsin Avenue. This section of Bethesda Commons would feature natural open lawns and spaces for active and passive recreation and could include a playground. It would contain the extension of the Capital Crescent surface bike trail.

Area “B” contains nearly one acre of land. Because it is bordered on the south by the Writer’s Center and the west by new development it could emerge as a classic urban park framed gracefully by taller buildings. Like Area “A”, it could meet the park and open space needs of the Town and nearby development. The improvement of this area is illustrated in Appendix B-2.

Table 1 here shows the approximate size of each of these components. The park would comprise 2.7 acres. There are two small portions of the parking lots that would not be included. Together, these total 13,600 square feet and could be incorporated into a future development plan. Exhibit 1, for example, shows that a small portion of Lot 10 could be improved with a building (shown in purple on the concept plan) while the rest of Lot 10 would be devoted to parkland (shown in green on the concept plan).

Table 1: Component Parts of the Park Concept Plan

Parts of Parking Lots 10 and 24	Area	
	(SF)	(Acres)
1. Concept Plan Components		
A	64,740	1.5
B	40,020	0.9
C	13,750	0.3
Subtotal	118,510	2.7
2. Parking Lot Area Outside of Park Concept	13,600	0.3
Total	132,110	3.0

Cost Estimates

Acquisition Costs

Parking Lots 10 and 24 are owned by Montgomery County, presently zoned R-60, and comprise approximately three acres³. Bethesda Commons would comprise about 2.7 acres or about 90 percent of the parking lot area. It should be noted, however, that the current draft Bethesda Downtown Master Plan provides that the lots be mostly developed. If zoning changes (e.g. the C-R Zone) were made to be consistent with this draft plan, the County would confer added development density and development value to the parking lots. This added monetary value would typically be reflected in any arms-lengths real estate transaction involving the parcels.

A February 2015 Town commissioned appraisal put the current value of all three acres at approximately \$13.7 million. This present value assumes the current R-60 zoning of the property; a single-family residential zone in which the minimum lot width is 50 feet and minimum lot size is 6,000 square feet. Assuming the parking lots were purchased in fee simple under their current zoning restrictions, the acquisition is estimated to cost \$12.3 million (or 90 percent of the full-appraised amount)⁴. Ninety percent of the aggregate value is selected because it reflects the fact that only 90 percent of the property is needed for the Bethesda Commons.

Construction Costs

Our construction estimate is not a detailed estimate based on a landscape or engineer design plan. Instead cost information is based on planning level analyses. Our estimate provides an order of magnitude estimate as a means for determining the appropriate strategies for implementation and for funding in particular. Planning level cost estimates are comprised of hard construction costs and soft costs. Hard costs include earthwork, the components and installation of infrastructure, buildings, site furnishings, fixed equipment, and such costs associated with the permanent parts of a project.

The construction costs included here comprise only those physical improvements that establish the park in its basic form and do not include the optional capital costs that may arise overtime as the community takes “ownership” of the spaces – such as fountains, ice rink, special seating or play areas, shade structures, statuary, walls, fences, etc. This is not to say that the estimate includes only basic earthwork--to the contrary--the estimate captures a full suite of improvements that would establish the Bethesda Commons as a premier urban park suitable to its location and its users. The concept plan and the accompanying illustrations provide the reference point for the capital improvements estimated here which include among other things irrigated (natural grass) lawns, a playground, new sidewalks and paved surfaces, benches, landscaping, planting beds, street trees, street lights, utilities, and infrastructure⁵.

³ R-60 is a single-family residential zone in which the minimum lot width is 50 feet and minimum lot size is 6,000 square feet.

⁴ Jakubiak & Associates, Inc. is not a real estate appraiser and only reflecting here information provided by the Town of Chevy Chase. This appraised value is based on the present zoning of the property and not its highest and best use.

⁵ The construction costs of area “C” includes certain additional elements we believe are critical for creating a quality urban park space at this location as shown in the detailed cost breakdown in Table 2 of this memo.

The estimate also includes a contingency cost which is assumed to equal 25 percent of the hard cost estimate, which is the standard level of contingency for a planning level estimate. The contingency cost recognizes that there are unforeseen conditions, uncertainties about the ultimate park design and miscellaneous costs that cannot be fully anticipated at this time. Our estimate also includes soft costs to cover fees associated with planning, design, engineering, permitting, acquisition, and construction management. The soft costs estimated here are based on professional judgment and comprise 19 percent of the total construction plus contingency cost.

The construction cost estimate is shown in Table 2 in detail sufficient to envision the basic construction program. The cost of constructing areas "A" and "B" are combined and approximate \$2.6 million. If they were to be done separately, assigning half their combined cost to each section would provide a reasonable planning estimate. Area "C" would cost about \$1.1 million⁶. Complete construction would approximate \$3.7 million.

The cost estimate does not include building a parking garage or otherwise replacing the surface parking converted to parkland. The option of replacing all 316 surface parking spaces with an underground garage (e.g. under the park) could cost as much as \$12.6 million at a rate of \$40,000 per parking space, assuming no unusual site or construction complications. The cost could be lower if the spaces were to be combined with a garage planned for some other purpose, such as a nearby private development.

⁶ The largest cost item is the street system that would wrap the Farm Women's Market connecting Willow Lane and Wisconsin Avenue. This element provides access to and circulation around the property and creates a framework that heightens the importance of the Market within the Bethesda urban fabric. The concept plan proposes to locate this street, at least in part, on the private property adjoining the Market having the effect of creating a greater setback between the market building and any future tall building. The street is estimated to cost \$475,000. Because it would likely serve as a service drive for future adjoining development, it is not unreasonable to expect that a developer would install it. Removing the street reduces the construction costs of Area "C" by half. Further, the improvements assume a prominent focal point, paving and other elements that create an excellent urban gathering space befitting its location and proximity to Wisconsin Avenue. A lower cost plan could be explored that promotes a more open and flexible use of the space, perhaps with occasional parking and informal outdoor market activities. This could be provided at a cost of about 25 percent of the overall cost projected here, or about \$250,000.

Bethesda Commons – Implementation Planning
 April 8, 2015, Revised May 1, 2015

Table 2: Estimated Park Construction Costs

Components "A" and "B"	Quantity	Unit	Unit Price	Cost Estimate
Demolition, clearing, initial earthwork	2.6	AC	\$ 8,400	\$ 21,840
Base preparation of open natural grass lawns	89,842.0	SF	\$ 2	\$ 179,684
Open natural grass lawn (materials and installation)	89,842.0	SF	\$ 3	\$ 269,526
Sidewalks / Walkways, perimeter and internal	2,120.0	LF	\$ 95	\$ 201,400
Street Trees	75.0	EA	\$ 300	\$ 22,500
Street Lights (35 each at 60 feet spacing) plus electric utility work, undergrounding	1.0	LS	\$ 352,100	\$ 352,100
Water Infrastructure (to provide irrigation, maintenance, drinking fountains, fixtures, etc.)	1.0	LS	\$ 130,000	\$ 130,000
Urban Street Infrastructure: new curb/gutter/drainage/utilities where needed	140.0	LF	\$ 1,250	\$ 175,000
Landscaping (planting beds, edging, plant materials)	1.0	LS	\$ 15,000	\$ 15,000
Paved surface areas in park	7,500.0	SF	\$ 15	\$ 112,500
Bike Path (Capital Crescent Trail section in park)	470.0	LF	\$ 225	\$ 105,750
Playground Equipment	1.0	LS	\$ 100,000	\$ 100,000
Building for maintenance/storage/utilities on site	192.0	SF	\$ 120	\$ 23,040
Benches (installed)	20.0	EA	\$ 1,400	\$ 28,000
				\$ 1,736,340
Contingency: Misc. and Construction Contingencies (25% of construction)				\$ 434,085
Construction Cost				\$ 2,170,425
Landscape Design Plan, Planting Design Plans, Engineering				\$ 260,451
Construction Management (4% of construction)				\$ 86,817
Environmental Report, Survey, Subdivision, Title, Legal				\$ 110,000
Soft Costs				\$ 457,268
Estimated Cost				\$ 2,627,693
Component "C"				
Demolition, clearing, initial earthwork	0.3	AC	\$ 8,400	\$ 2,520
Base preparation of open natural grass lawn	2,400.0	SF	\$ 2.0	\$ 4,800
Open natural grass lawn (materials and installation)	2,400.0	SF	\$ 3	\$ 7,200
Paved surface areas in park	7,200.0	SF	\$ 15	\$ 108,000
Landscaping (planting beds, edging, plant materials)	1.0	LS	\$ 7,500	\$ 7,500
Gathering / Focal Point, such as sitting wall, public art	1.0	LS	\$ 40,000	\$ 40,000
Benches (installed)	8.0	EA	\$ 1,400	\$ 11,200
Misc. Park Furniture tables, chairs, trashcans, bollards, etc.	30.0	EA	\$ 2,000	\$ 60,000
Street Lights	8.0	EA	\$ 5,200	\$ 41,600
Street Trees	12.0	EA	\$ 300	\$ 3,600
Urban Street: incl. street/sidewalks/curb/gutter/drainage/utilities, driveway retrofit	380.0	LF	\$ 1,250	\$ 475,000
				\$ 761,420
Contingency: Misc. and Construction Contingencies (25% of construction)				\$ 190,355
Construction Cost				\$ 951,775
Landscape Design Plan, Planting Design Plans, Engineering				\$ 91,370
Construction Management (4% of construction)				\$ 30,457
Environmental Report, Survey, Subdivision, Title, Legal				\$ 50,000
Soft Costs				\$ 171,827
Estimated Cost				\$ 1,123,602
Total				\$ 3,751,295

NOTE: The above total cost estimate does not include the cost of replacing all 316 parking spaces presently in Lots 10 and 24. A rough construction cost estimate for an underground parking garage is \$40,000 per space assuming no serious or atypical construction complications. To replace all 316 spaces then the cost would approximate \$12.6 million. The actual cost could be lower if these space were made part of one or more underground parking facilities that were to be provided to support other needs. An above ground garage would costs about \$25,000 per space or about \$7.9 million.

Maintenance and Operating Cost Assumptions

The cost of maintaining the Bethesda Commons as proposed would include mowing, reseeding, and irrigating the lawns, caring for trees and shrubs, mulching, managing the irrigation system, removal of trash from receptacles, and periodic cleaning of the public spaces, paved surfaces and sidewalks. The cost assumed is \$35,000 per year, excluding the costs associated with area "C".

Additional costs would be incurred for area "C" especially if programmed as a highly used urban gathering space with outdoor furnishings. The use of area "C" for outdoor seating and dining requires a higher level of ongoing maintenance and management⁷. Because such costs can be and are often offset by revenues from concession agreements and indeed are driven by such arrangements, such added costs are not estimated here for "C".

Existing Potential Stakeholders in Funding

As indicated in the March 5, 2015 memorandum in the Appendix, successful urban parks must and do rely on multiple funding sources and stakeholders for implementation. These stakeholders are drawn from the public and private sectors. Here are the key existing *potential* stakeholders for the Bethesda Commons.

The Town of Chevy Chase

Much in the same way as the municipality of Chevy Chase Village acted to develop the Western Grove Park the Town of Chevy Chase has the ability to contribute to the capital costs of the Bethesda Commons⁸. The Town can fund the park through one or a combination of approaches including the general fund, through use of its reserved funds, through the issuance of bonds, and with state grants⁹. Neither the Town's Charter nor State law prohibits Chevy Chase from using public funds to acquire and develop a park located beyond its boundaries, so long as it would provide a "material benefit to a significant number of Town residents"¹⁰. State law also allows a municipality to join its funds with another governmental entity to acquire and develop a public project such as a park.

The Town also has General Obligation bonding authority, which it may use to raise funds necessary to help implement the park. By its Charter, the Town can issue bonds in an amount up to three percent of the value of its assessable tax base. Any bond amount over one percent of that town wide value must be approved by referendum. The largest bond the Town may issue without a referendum approximates \$11.2 million¹¹. The Town has zero bond amounts outstanding.

⁷ The annual maintenance cost for Bryant Park, (which is not altogether comparable) is \$1.48 million (Source: Bryant Park Corporation and Bryant Park Management Corporation, Consolidated Statement of Activities (annual financial statement) Year Ending June 30, 2014. Maintenance costs of highly used spaces can be very high but are offset by revenues generated by concession agreements.

⁸ The Chevy Chase Village Board of Managers pledged to provide a 25% level of effort in funding the development of the Western Grove Park, located between Grove Street and Western Avenue in the southwest corner of the Village. The Village contributed \$1.25 million toward the acquisition costs and the County covered the largest share of the costs using its Legacy Open Space program funds.

⁹ Chevy Chase Village programmed an annual allocation of its Program Open Space funds to cover capital contributions to the Park.

¹⁰ Town Attorney Ronald M. Bolt's April 1, 2015 correspondence with Town Manager Todd Hoffman in which Mr. Bolt explains Section 5-505(b)(1) of the Maryland Annotated Code, which section provides that a town has the power "To expend municipal funds for any purpose deemed to be public and to affect the safety, health, and general welfare of the municipality and its occupants..." Mr. Bolt explains in that correspondence, "While expenditures that benefit Town residents may also benefit the general public, the key test is whether there would be a material benefit to a significant number of Town residents".

¹¹ Correspondence to Mr. Todd Hoffman, Town Manger, from Mr. Ron Bolt, Town Attorney, December 22, 2014.

The Town is the recipient of Maryland Program Open Space (POS) funds, which in Montgomery County is managed by the County (see below). This grant program is administered by the Maryland Department of Natural Resources and can be used to acquire and improve public open space. The DNR manages another program which may be called upon for grant funding, the Community Parks and Playground Fund.

Montgomery County

The County has two main funding programs using public monies to cover acquisition and construction. The County uses Maryland Program Open Space funds as described above. The Bethesda Commons project would qualify for POS funding but the County has recently advised municipalities that no further local funding can be anticipated through 2017.

The County also has the Legacy Open Space Program (LOS) to fund open spaces in Montgomery County (including within municipalities). The Bethesda Commons project could qualify under the program's "urban park" category. Use of the funding would require close collaboration between the Town, County and the Commission. The LOS program is in high demand currently and it is expected that more funding will be allocated in the years ahead. The County used the LOS to fund the acquisition and improvement of the Western Run Park in Chevy Chase Village.

Maryland-National Capital Park and Planning Commission

The Commission can partner with local governments in preparing and implementing a management plan for an urban park. For example, through an agreement with the County and Chevy Chase Village, the Commission has agreed to maintain Western Grove Park¹².

Bethesda Urban Partnership (BUP)

The BUP is the nonprofit organization tasked with management and marketing of Downtown Bethesda, including maintaining and landscaping throughout the downtown. The work of the organization is funded in large part by Bethesda Parking Lot District fees and a special urban commercial district property tax. The BUP could be considered an important part of the funding strategy for management and maintenance of the park.

Real Estate Developers and Development Rights Generally

The property that adjoins the proposed park is highly valued by the real estate market for its development potential. Zoning can be used as a tool for requiring the payment of open space fees from developers in Bethesda and these fees could cover a portion of the capital costs. We understand the draft Bethesda Downtown Master Plan envisions the use of an *amenity fund* as a means for ensuring public amenities are provided as redevelopment occurs. Developer fees can be used to pay down the initial municipal or county debt or be used for direct capital contributions to the park. Clearly there is a public need created for open space as development intensity increases.

¹² Memorandum of Understanding between Montgomery County, Chevy Chase Village, and the M-NCP&PC, August 12, 2002.

Under current County zoning, new development can make contributions to certain public amenities in exchange for increasing the floor area or building height above a set standard (by right) level. This approach, applied to open space, is a valid exercise of zoning authority.

The sale of development rights or the transfer of that density, which is conferred on property by current or future zoning, may be considered a potential funding source as well. The acreage contained within the proposed boundaries of the Bethesda Commons has considerable potential density. Further, given that about 10 percent of the parking lot property lies beyond the proposed boundaries of the park, the sale of this area in fee, or the transfer of its density, may generate additional sums because of its value to a future development plan. The market house property also holds considerable development potential. If a share of development rights could be lifted and transferred, further funds could be made available to develop the Bethesda Commons.

Because the park is so arranged as to provide a potential amenity to new development, in addition to providing a major benefit to the Town, new development can also be looked to as a source of maintenance and management funding over the long term, in addition to capital funding. The most direct way of securing this commitment, while retaining public ownership of the park, would be a memorandum of understanding between the property owner(s) and the owner of the park. More complex arrangements, as indicated in the March 2015 memorandum, may also be relevant including a special park tax district or business improvement district.

In summary some of the entities noted above are best equipped to provide capital funding while others are better suited to provide maintenance and operational funding. The table below breaks this down.

Table 4: Potential Stakeholders and Roles in Funding

Stakeholders	Funding Sources	
	Capital	Maintenance
Town of Chevy Chase	X	
Montgomery County	X	X
M-NCP&PC		X
Bethesda Urban Partnership		X
Real Estate Development	X	X

While this memo describes the existing potential funding stakeholders, there may be potential and indeed desirability in creating one or more new entities to help secure the future of the Bethesda Commons. For example, a non-profit 501(c)3 can be critically important to the successful implementation of an urban park of this caliber. A "Friends of Bethesda Commons" could help raise capital funds through individual and corporate donations and foundation contributions. Such groups, successful in the early advocacy for a park, often can transition into a maintenance and operations role in the future. The Montgomery County Parks Foundation, a non-profit organization incorporated in 1993 and dedicated to raising funds for parks, currently serves Montgomery County and open space needs. It may be a resource too.

A non-profit management corporation (see Appendix) may also be a useful for securing the long-term management and maintenance of park property. This may or may not be an entity separate from the Bethesda Urban Partnership; perhaps an entity tied directly to the Farm Women's Market would provide substantial benefit in raising capital funds as well.

APPENDICES

Appendix A: Concept Plan

Appendix B1-B4. Concept Illustrations of Bethesda Commons

Appendix C. Memo on Implementation

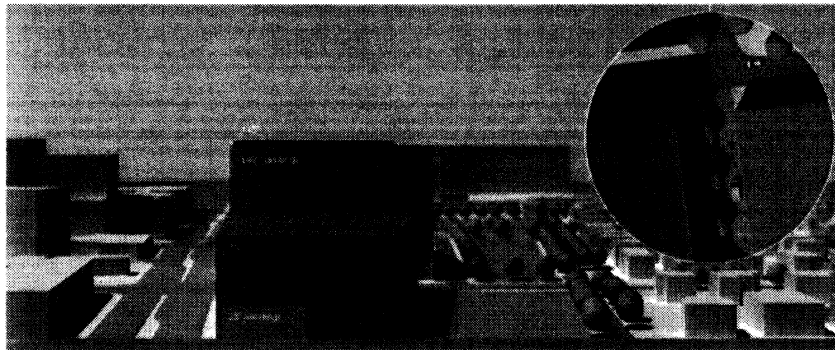
Special thanks in recognition of their work on this project to:

Wisa Kompayak, ASLA, Emfesis Landscape Architecture
(Illustrations of the Bethesda Commons shown in this report)

and

Todd Ray, AIA and Hans Kuhn, Studio 27 Architecture
(Drafting of the Bethesda Commons Concept Plan)

Concept Plan Showing Bethesda Commons and Urban Design Recommendations for the Eastern
Greenway Area of the Draft Downtown Bethesda Master Plan

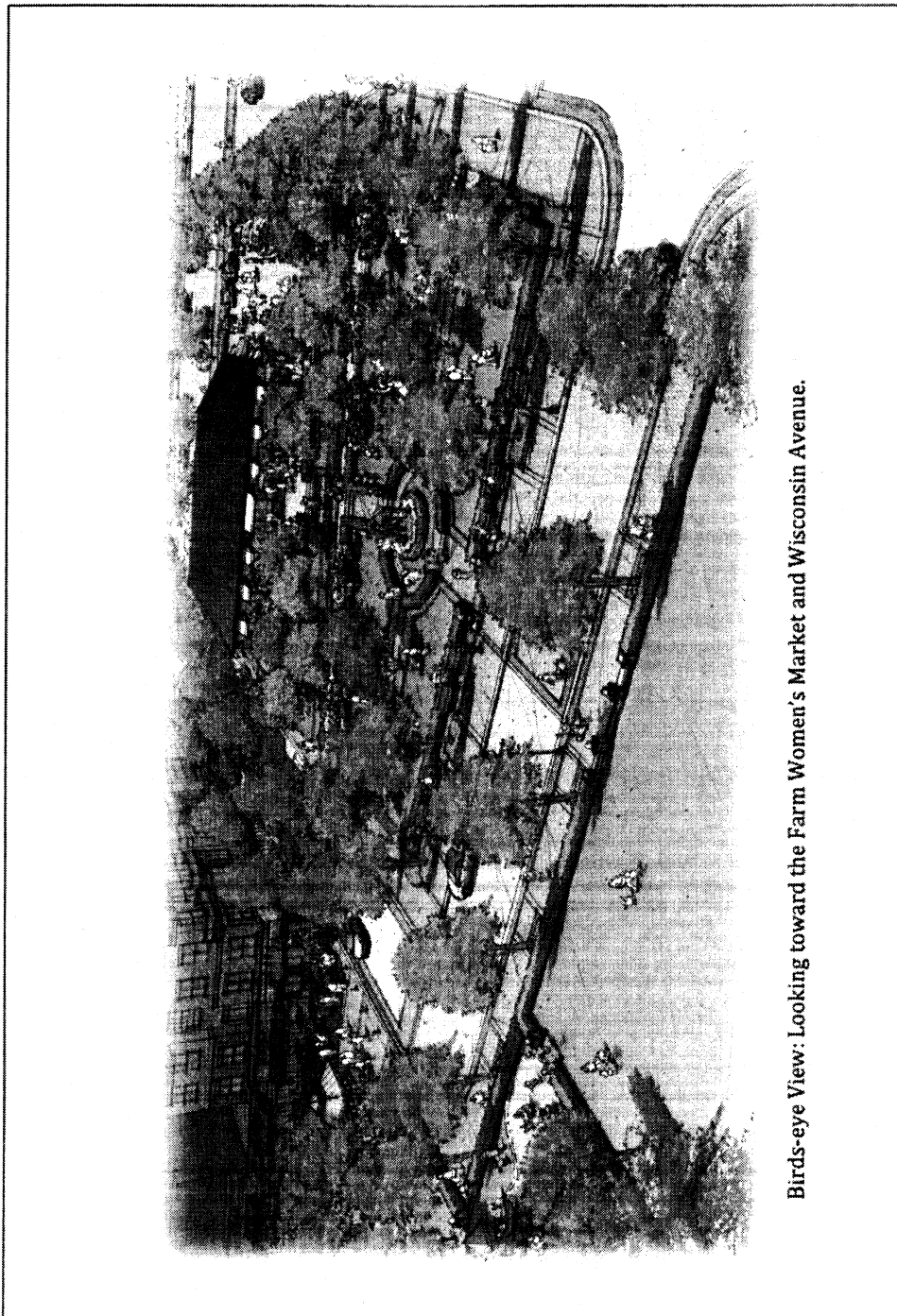


Sensitivity Study | Town of Chevy Chase
Conceptual Site Diagrams
January 30, 2015

JAKUBIAK
TOWN & CITY PLANNING

STUDIO TWENTYSEVEN ARCHITECTURE
1004 K STREET NW SUITE 4000 WASHINGTON DC 20006
202.698.0077 | 202.698.0276 P1 | WWW.STUDIO27ARCH.COM

"Appendix A"



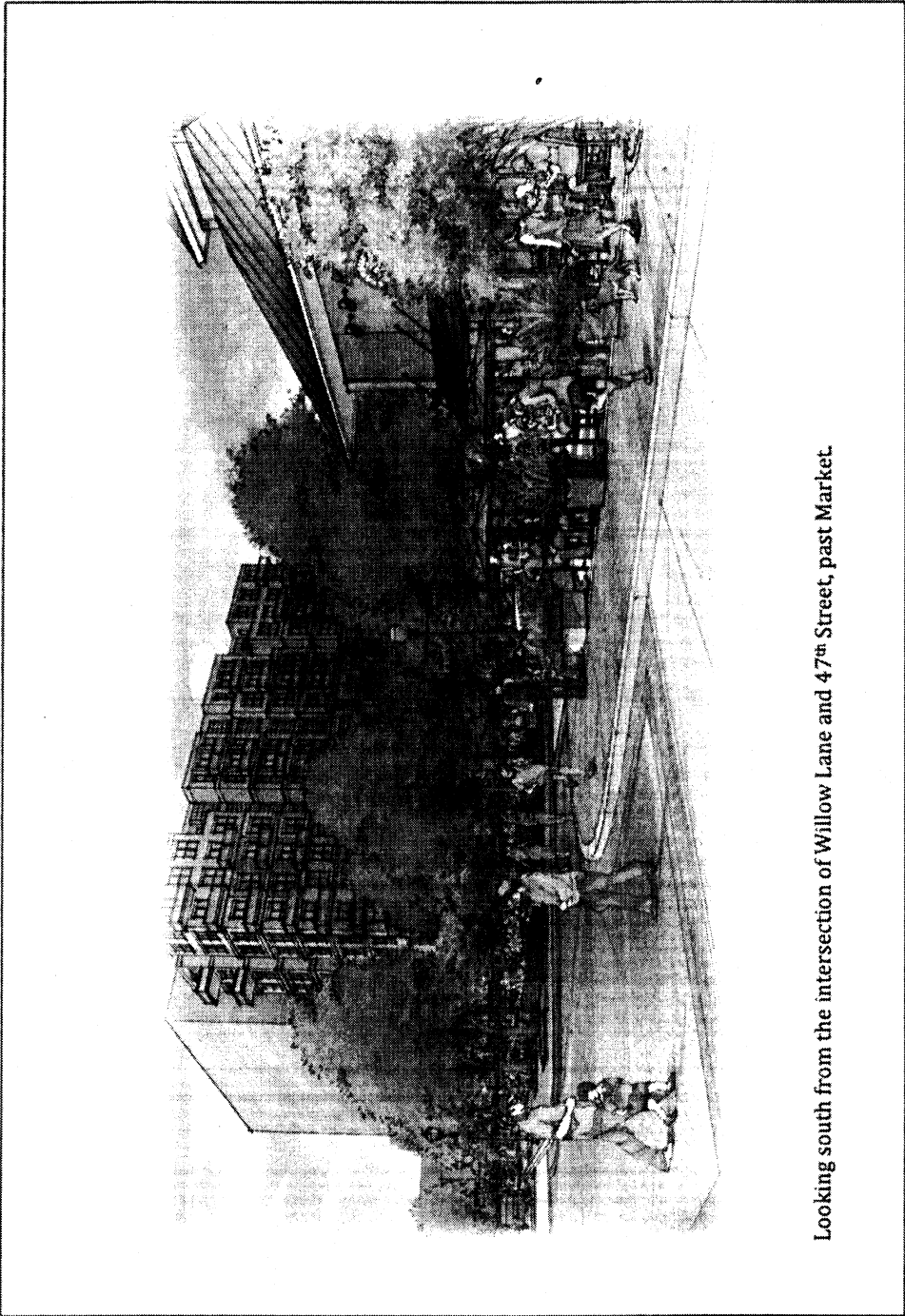
Birds-eye View: Looking toward the Farm Women's Market and Wisconsin Avenue.

"Appendix B1"

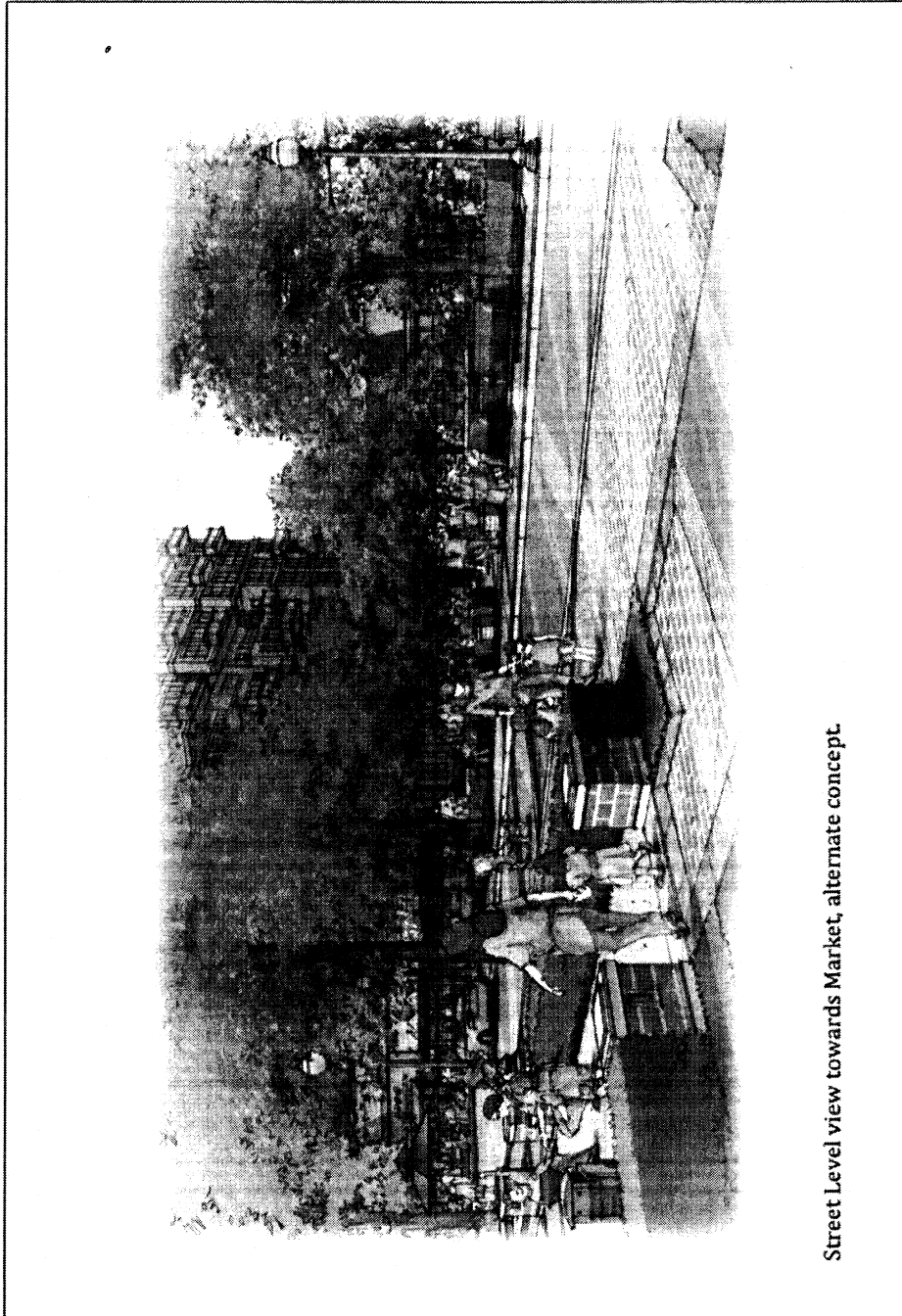


Birds-eye View: Looking north from Walsh Street.

"Appendix B2"



Looking south from the intersection of Willow Lane and 47th Street, past Market.



Street Level view towards Market, alternate concept.

"Appendix B4"

“Appendix C”



Memorandum

To: Rebecca D. Walker, Esq.
Miles & Stockbridge

From: Christopher N. Jakubiak, AICP
Jakubiak & Associates, Inc.

Date: March 5, 2015, Rev. 3/31/15

RE: Park Implementation

Background

In the context of the M-NCPPC's ongoing update of the Bethesda Downtown Master Plan, the Town of Chevy Chase envisioned the establishment of an urban park between Wisconsin Avenue and the Town's municipal limits. Appreciating the value that a quality public open space can provide to both future downtown development and Town residents, Chevy Chase prepared a concept plan for the park with urban design recommendations for the adjoining development in consultation with Town residents, staff of the Montgomery County Parks Department and the M-NCPPC, and other stakeholders. The Bethesda Commons concept plan represents a timely and substantive contribution to the M-NCPPC as it engages public and private stakeholders in planning the future of downtown Bethesda.

The property for this vision includes public parking lots 10 and 24 owned and operated presently by the Montgomery County Parking Authority. The parcels comprise roughly --- acres and are bordered on the north by Willow Lane and on the south by Walsh Street. The vision for the Park encompasses the Farm Women's Market and integrates the Market property into a larger open space and urban design.

The Park Concept Plan envisions that nearly 70 - 75 percent of the parking lot area would be devoted to park and open space uses and the remaining 25-30 percent would be available for development at densities supported by market conditions with building heights up to 120 feet. Open space and design recommendations extend beyond Walsh Street, encompassing the Town's edge along West Street and south to St. John's Episcopal Church.

With a solid and broadly supported concept plan in place and community consultation continuing in earnest, the Town has directed that strategic implementation be explored. This memorandum is the first of several that will focus on aspects of implementation with the goal of informing a pro-active implementation strategy. It focuses on funding approaches used to create, develop, maintain, and operate some of the most well known parks in the United States with a focus on public private

partnerships. It also addresses the organizational and funding resources available in Montgomery County.

Funding Models

Introduction

Park funding must address both ongoing operations and maintenance costs and capital project costs. Revenue sources for operating and maintaining parks include governmental sources, private donations and contributions, foundation grants, concessions and other earned income (parking fees, for example), in kind contributions, and earned interest from investments or an endowment. Capital costs include the initial land acquisition and major improvements that may be constructed or installed over time. Capital revenue sources are usually drawn from public / governmental sources (municipal bonding or State grants to local governments, for example) and non-profit contributions (individual, corporate and foundation support).

Revenue streams addressing each type of costs must be thoughtfully considered in early planning so as to improve the chances of successful development and long-term viability. Because upfront development and especially long term operating costs are significant and public funding alone has proven insufficient or inconsistent for urban parks, communities have opted for public-private partnership models in recent decades. This memo explores examples of public-private partnerships and draws parallels to the case at hand.

Central Park Conservancy

New York City may have pioneered the public/private approach with the creation of the Central Park Conservancy formed in 1980 to reinvigorate Central Park after decades of decline and ensure adequate funding and professional management of the space. The Conservancy is a non-profit 501(c) 3, which manages Central Park under a contract with the City. Private individual and corporate donations, foundations, and the City of New York fund the Conservancy's work.

The contract, a 10-year Maintenance Agreement, provides that the Conservancy does all day-to-day work to maintain the park including repair and restoration work. In exchange, the City provides an annual fee to the Conservancy tied to a funding formula that requires the Conservancy to raise and spend private funding on the Park. Conservancy staff does the work that City parks employees would have done in previous generations.

Central park remains a City-owned public property and the City retains all policy control and must approve all capital improvements. The City also controls all concessions at the Park, policing, and administrative rule making related to the park.

High Line Park, New York City

Like the Central Park experience, organization and funding was initiated by private individuals with the creation of the Friends of the High Line (FHL)--an example of an advocacy group that evolved into a "conservancy". The High Line Park is a park constructed on an elevated railway through the Chelsea neighborhood of Manhattan including through the eastern edge of Chelsea Market. The City took ownership of the park property; accepting the elevated railway from the CSX Corporation once the vision and plan for the park had been established. The FHL and the City partnered on the planning and design of the park.

FHL is a 501(c) 3 non-profit partner with the City and it raises private funding from individuals, corporations, and foundations. FHL and the City entered into a partnership agreement whereby the City provides security and maintains the elevated structure and the FHL covers operations and maintenance. The City also authorized the FHL to negotiate concession agreements with businesses in the park as a means for raising revenue for maintenance. However, all of these sources may not be

sufficient to cover the anticipated ongoing maintenance costs for this park because of its unique design.

To shore up its maintenance obligations, which may be underfunded over the long term, the FHL proposed the creation of a special taxing district wherein property along the park (residential and commercial) would be assessed a tax based on the extent of street frontage. The revenue would have been devoted entirely to the High Line Park. (This is comparable to a business improvement district model--allowed under Maryland law--which assess commercial property owners and typically provides enhanced security and area maintenance benefits.) FHL withdrew the proposal apparently due to opposition from residential property owners who objected to paying an added assessment for a park that benefited the entire City.

Unlike the Central Park example, capital funding for the High Line Park is tied to urban development decision-making and zoning ordinance provisions. The High Line Park runs through the Special West Chelsea District, a zoning district within which certain designated "bonus sites" allow substantively higher floor-area-ratios for development. With a "bonus site" designation, a proposed development can enjoy increased FAR if capital amenity contributions are made to the High Line Improvement Fund. The zoning requires that prior to the occupancy of any "bonused" floor area, the owner has made capital improvement in support of the High Line Park¹³. It is interesting to note that that the bonus floor area provisions provides that a contribution be made to an affordable housing fund, among other public amenities.

Bryant Park, New York

Bryant Park is managed and maintained by the Bryant Park Corporation. It is a non-profit organization--a management company that manages the Park on a day-to-day basis and improves it. The Bryant Park Management Corporation, a separate non-profit entity, supports these efforts. The Management Corporation's IRS Form 990 filing notes that the Bryant Park Management Corporation is a "Business Improvement District including the blocks that surrounding Bryant Park formed to support the efforts of Bryant Park Corporation to improve and maintain Bryant Park as a dynamic, clean and safe public space through assessments in (the) BID"¹⁴.

In a BID, assessments are billed and collected by the controlling municipality (in this case New York City) in the same manner as the real property tax to fund the "approved" activities of the organization¹⁵. Typically assessment can be based on a front footage basis. In the case of Bryant Park, the "approved activities" include installation and maintenance of park improvements, sanitation, security, horticulture, and park programming public activities (carousel, outdoor reading room, Bryant Park Games, and free ice skating during winter months).

Millennium Park, City of Chicago

Millennium Park on Lake Shore Drive built atop the Illinois Central Railroad yards represent a major recent achievement in an urban park public private partnership. It is actually a huge downtown parking garage with a 24.5-acre public park at the surface complete with outdoor entrainment venues.

¹³ See New York City Planning Commission in the matter of an application submitted by Jamestown Premier Chelsea Market, LP pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York...September 5, 2012.

¹⁴ Form 990, Department of the Treasury Internal Revenue Service, Year 2012, Bryant Park Management Corporation.

¹⁵ The Annotated Code of Maryland (Economic Development, Section 12-403) enables counties and municipalities to adopt local laws creating business improvement districts.

About 56 percent of the project costs were funded by the City of Chicago through a variety of means. The City issued a bond backed by future parking revenues from the garage¹⁶. It also expanded the pre-existing Central Loop Tax Increment Financing District to encompass the park and make the project site eligible for TIF funding. The remaining 44 percent of the project costs was covered by private (corporate) donations--many in exchange for naming rights for the structures and facilities on the park grounds.

The Annotated Code of Maryland provides that counties and municipalities may create tax increment financing (TIF) districts¹⁷. For the benefit of properties within such district, the political subdivision may issue a bond to fund capital improvements (a park for example). Within the TIF district, until such time as the bond is paid off, all real property tax receipts on the increment of value above the pre-established or base level are directed into a special fund. Revenues to pay the bond are drawn from this special fund.

Centennial Olympic Park, Atlanta

The 21-acre Centennial Olympic Park in Atlanta was developed completely with private and corporate donations and like Millennium Park in Chicago it too has a strong sponsorship presence. Corporate sponsors fund programming at the park. An authority created by the State of Georgia, the Georgia World Congress Center Authority, manages the park and the complex of buildings that surround it. Much of the development in the area of the park, the Georgia World Congress Center, has been funded through general obligation bonds approved by the Georgia General Assembly.

Hudson River Park Trust, New York

A different model is the Hudson River Park Trust which is a public benefit corporation created through the Hudson River Park Act. The Act passed by the State of New York in 1998 established the Trust and its requirements. The Trust might be considered a park development agency; it has traditionally raised funding through concessions, grants, fees, donations and rents on commercial tenants within the park. A 2013 amendment to the Act further provided the Trust the authority to transfer by sale unused development rights (remaining on the property) to an area adjacent to the park and so to obtain from such transfers revenues for improving and maintaining the park.

The Act provides that the revenues generated within the park should cover the cost of operating the park. The primary park revenues to date have been rents, occupancy permit fees, user fees, and parking revenues. The Trust does not have the authority to acquire or own real property, to use eminent domain, to issue bonds, notes and similar obligations or to pay debt service on obligations issued by another entity.

Historically, capital funding has come principally from City, State, and Federal government appropriations but an associated group, Friends of Hudson River Park, is a non-profit 501(c) 3 which facilitates private charitable donations, including for capital projects and the completion of the park. The organization raises funds, including major philanthropic contributions and advocates for public funding for the park.

¹⁶ Later, I believe the City leased the garage (100-year lease) to a private business consortium led by Morgan Stanley for a one-time payment, the proceeds of which fund the park.

¹⁷ Title 12; subtitle 2 Tax Increment Financing in the Annotated Code of Maryland (Economic Development).

Brooklyn Bridge Park, New York

Another example with a slightly more entrepreneurial bent centers on the new Brooklyn Bridge Park. The piers and shoreline on Brooklyn's waterfront were destined to be sold by the New York Port Authority when an alternative approach advocated by citizens was adopted. The Brooklyn Bridge Park Corporation is a non-for profit responsible for planning, constructing, operating, and maintaining the park.

The Corporation can and does finance park development through the sale, disposition and/or development of certain development sites on the grounds of park, guided by an adopted urban park plan. The Corporation manages the development of five main key sites including One Brooklyn Bridge Park, which is a mixed-use residential condominium project with about 440 units on the site of a converted 1 million square foot warehouse building. The Corporation's policy document provides that it can manage a portfolio of income producing investments. The corporation has a board of directors chosen by the Governor and Mayor. It operates under a legal mandate that provides that it shall be self-sustaining. Like most other parks of this scale, the Brooklyn Bridge Park is supported by a non-profit with charitable contributions made to the Brooklyn Bridge Park Conservancy.

Montgomery County, Maryland

The Montgomery County Parks Department administers the County's parks program. Counties in Maryland frequently fund park capital costs through Program Open Space (POS), which is administered by the Maryland Department of Natural Resources (MD DNR). Montgomery County is a major recipient of POS grant funding and administers the program countywide including for the municipalities in the County.

Municipalities, such as the Town of Chevy Chase, are also eligible for the Community Park and Playground funds administered by MD DNR. This program provides direct grant funding to towns for creating new and improving existing parks. Municipalities are eligible to directly receive grants for projects within their municipal limits; projects outside of them, require cooperative agreements with the County.

Montgomery County also administers a countywide program called Legacy Open Space (LOS). It was structured initially as a 10-year \$100 million program to fund vital open space projects including urban parks. The project has lasted longer than 10 years and receives an annual budget appropriation.

The Western Grove Park in Chevy Chase Village was acquired through the County's LOS program in 2001 in partnership with the Village. The park is also an example of partnership between the County, the municipality and M-NCP&PC. Each agency is a party to a Memorandum of Understanding setting forth the terms and conditions and respective roles in the capital development and ongoing maintenance of the park. The Village too contributed \$1.25 million or 25 percent of the purchase price through principally its allocation of POS funding over multiple years.

The park is 1.9 acres in size and is located at 5409 Western Avenue. Under the terms of the MOU, the Village provides municipal services to the Park (after having annexed it) such as police and trash removal and the M-NCP&PC provides park maintenance and management. The Village has also contributed to the park's capital development by funding demolition of the existing structure that predated the acquisition.

The County Parks Department also has a unique public private partnership program, which promotes collaboration between the Department and non-profit charitable organizations. Under the program pre-qualified private partners enter into agreements with the parks department, which has led to the use of private funding for park enhancements (both capital and programmatic).

In the County there is also the Montgomery County Parks Foundation, a non-profit 501(c) 3 organization incorporated in 1992 dedicated to helping raise funds for parks and open space needs in the County. The Foundation's primary source of funds is private contribution and donated resources. Its Independent Auditor Report for the year ending 2012 indicated assets valued over \$438,000. The Foundation is joined in a Memorandum of Understanding with the M-NCPPC, which set forth their respective roles and responsibilities.

The M-NCPPC also has a corporate sponsorship program, which was recently created to raise revenue to enhance, expand and sustain park programs, facilities and service for public benefit. However, apparently the program will mostly be used to fund underfunded programs in the park system.

Finding / Conclusions

1. A non-profit citizen advocacy group (e.g. Friends of Bethesda Commons) focusing on securing the land for the park could/should be established soon accompanied by non-profit incorporation and fund raising. The organization's work should not wait until the Bethesda Downtown Plan is finished or adopted nor should it wait for the emergence of a cooperated private development partner to bring about the Park. Instead, the group could form and advocate for the project and seeks its realization in the short term (within five years.) This organization might then force the larger policy issue about whether the best use of the land is for parking lots. Once the park is developed, this group can transition from an advocacy organization to a conservancy organization.
2. The Town or an entity (such as the "Friends of" group) aligned with the Town's interests may wish to control in fee simple or in another way the Farm Women's Market. The Market has public support, which be all a source of charitable contributions that can assist in its improvements and the improvements or programming of the open space it might share with the Park. Further, the development rights on the Market Site can be considered a critical revenue source to develop and improve the park or even to maintain it over time. In concert with this idea, the Town may wish to consider items 3 and 4 below.
3. As guided by the Park Concept Plan, the Town may benefit by thinking of the Park as the center piece of an urban development plan inclusive of the private property that fronts Wisconsin Avenue, Walsh Street, West Street, and 47th Street. Having imagined this larger 'study area' in this way, implementation can then proceed on one or more interesting tracks. First, the study area might be thought of as a special tax or benefit district (or a business improvement district) within which properties pay assessments that fund the maintenance of the Park (and the streetscape and security improvements that would enhance the Park). Second, the study area might be thought of as a special overlay zoning district in which increased floor area and/or building height (development potential) can be attained through a meaningful capital contribution to a Park Improvement Fund.
4. Since the County has floated the idea within the Downtown Bethesda Plan of transferring development rights, the parking lots might be considered very valuable because of the development right allowed under County zoning. The sale of those rights can finance a Park of the quality imagined by the Town.
5. Since a share of Lots 10 and 24 would not be dedicated to park / open space, the community can fund the Park in part though the sale of the land for development.

Bethesda Commons - Implementation Planning
April 8, 2015, Revised May 1, 2015

6. Lastly, while not the focus of this memorandum, the Town of Chevy Chase may be able to contribute to the initial development of the Park through direct contributions through its general fund or capital improvements program (CIP) and/or through issuance of a municipal bond. Certainly funding at the State and County level may be available including a grant through Program Open Space. This possibility could be explored further in the next stages of this work.

* * *

MCP-CTRACK

From: Stephen Seidel <stephen.seidel@verizon.net>
Sent: Monday, June 22, 2015 11:02 AM
To: MCP-Chair
Subject: Comments on Bethesda Sector Plan
Attachments: written comments on staff draft.docx

See attached. Please distribute these to Planning Board members and planning staff. Thank you.

Steve Seidel

Bethesda Downtown Plan

Public Hearing Draft May 2015

Comments submitted by:

Steve Seidel
4426 Stanford Street
Chevy Chase, MD 20815

I want to express my appreciation for the hard work by the Planning Department staff is preparing the public hearing draft sector plan for Bethesda. I am writing as a 25-year resident in a home less than 150 feet from the border of the sector plan. I have been actively involved in the public meetings on the plan throughout the past year and have a strong affinity for the urban center that Bethesda has grown up to be. The sector plan represents an important opportunity to guide its future growth in a way that ensures that Bethesda remains a vibrant place to work, live and play.

While containing many useful elements, the draft plan falls short on a number of key issues.

Key Recommendations

- * The Plan needs to directly address how Bethesda will successfully compete against expanding nearby jurisdictions and build on the economic growth being driven by planned expansions at NIH/Walter Reed/Navy Medical Center.
- * The plan should return to the common sense urban form concept of tallest buildings and densest development near metro center scaling back approaching residential neighborhoods.
- * Specific properties where heights should be reduced include: St Johns and the adjacent property on Wisconsin (from 120 to 90 feet); the properties on Montgomery Avenue on either side of Pearl Street including what is now a health club (from 175/120 feet to 70 feet); and the property on Wisconsin Avenue directly south of the Farm Women's Market (from 200 to 120 feet).
- * The plan should be revised to fully embrace the proposed Bethesda Commons. Zoning on Lots 24 and 10 should be modified to be CRN zones with restrictions on commercial development and the heights should be reduced from 70 feet to 35 feet. The parking lots should be designated a density priority sending site, but as a CRN zone, would be prevented from receiving such transfers.

- * The analysis of student generation numbers should be redone to reflect realistically expected increases from existing rental buildings in Bethesda. Key assumptions behind the traffic analysis should be clearly stated in the report and alternative scenarios analyzed.
- * To accompany the new sector plan, the Planning Board should take up the issue of construction obstruction and urge the Council to develop new rules and enforcement mechanisms to better manage street and sidewalk closings.

Economic Drivers and Sustained Vitality

Bethesda has blossomed over the past decade largely because it was the single urban hub in the immediate area and much of the regional growth occurred within its borders. Going forward, Bethesda faces a very different competitive environment. The Pike District, Chevy Chase Lake, Silver Spring, and Westbard all are seeking to rapidly expand and are competing for whatever new development is considering locating in the region. Numerous neighborhoods in DC and Northern Virginia are also in the competitive mix and, to date, have been far more successful at attracting the highly sought after millennials.

In looking over the plan, I see little or no attention to this growing competitive situation. The plan's vision statement does little more than say Bethesda will be a "model for sustainability, accessibility, equity and innovation." It is silent on what economic factors will enable development in support of those goals. It is silent on how Bethesda will distinguish itself in attracting development from neighboring jurisdictions. It is silent on what demographic markets the downtown area is seeking to serve over the next decade and beyond. For example, in the past Bethesda largely attracted families in search of great schools, parks, libraries and access to public transportation. If the future goal is to attract more millennials, a very different plan (e.g., more bike lanes, public space, volleyball courts rather than playgrounds) would be called for. Alternatively, if analysis showed that a key growth market was empty nesters, then a whole different set of considerations would guide the plan. To my knowledge, none of these market studies were conducted (except for one on retail space). Absent this analytical base, the plan lacks any clear economically-based foundation.

From the very beginning, the planning staff acknowledged that market conditions suggested little future growth in office space. Beyond that, it is clear that the one obvious economic driver is the expected growth at NIH and across Rockville Pike at the Walter Reed/Navy Medical Center complexes. Yet little in the plan is focused on building on that projected growth and linking the future of Bethesda in a meaningful way to this economic driver.

Lack of Clear Urban Form

The plan has been portrayed as an update of the existing plan, and not a dramatic change in what, over the past decade or so, has worked pretty well. Nonetheless, the plan throws out the core urban design principle contained in the existing plan – the largest and densest development occurs near the Metro station and heights and densities decrease moving toward the surrounding residential areas. This common sense urban design has been replaced by a hodge-podge of centers of activities, gateways, and signature buildings. There seem to be almost as many justifications for permitting significant development throughout the sector as there are specific new projects.

The resulting recommended zoning and building heights are arbitrary and capricious. The block close to my home on Wisconsin Avenue is a good example. The south end (Wisconsin and Bradley) is designated as 120 feet even though it is furthest away from the Metro, adjacent to a residential block and across the street from one of the country clubs. Moving toward the Metro, a number of parcels are set at lower heights (90 foot), but then jump to 200 feet for a site located adjacent to the Farm Women's Market. This building height is totally inconsistent with the need to rejuvenate the market and to turn the area surrounding it into an active area of open space.

Montgomery Avenue is another good example of arbitrary height designations. The north side is mostly the backside of high-rise buildings that front on East-West Highway. The south side of is currently low-rise commercial buildings (a bank and health club) and a row of houses used as small businesses. The proposal calls for buildings on the south side of the block on either side of Pearl Street to be 120 and 175 feet tall. These properties are directly adjacent to and would tower over houses on Elm Street. They should be restricted to no more than 70 feet.

A similar lack of consistent criteria can be seen in the designated priority sending sites. The justification for these sites cover an equally odd assortment of reasons – proposed open space (some but not all), historic resources (again some but not all), community resources (unclear what these are), etc. With the goal of creating value for these property owners through the sale of their density rights, it is critical that there is a rational basis for why some sites were designated and others similarly situated were not.

Support for Bethesda Commons

Doubling the population and substantially increasing retail space are important elements in enhancing the future of Bethesda, but to make it a truly unique and exciting place to work, live and play, it badly needs a vibrant centrally-located urban park. There is only one location where such a facility could be located -- parking lots 10 and 24. This location is ideal because it allows for badly needed enhancements around the Farm Women's Market, connects to the existing Elm Street park,

connects to the problematic surface bike trail across Wisconsin Avenue, is a short walk to Bethesda Row and is close to the Metro and proposed Purple Line station.

The Town of Chevy Chase has consulted with the planning staff, developers, the business community and other stakeholders in putting together the proposed Bethesda Commons. While the draft plan leaves the door open to such a destination park, it should be revised to directly embrace it. Specifically, the plan should be revised to reduce the heights on the adjacent building (currently Pitze/thrift store) from 200 feet to 120 feet to be more consistent with a building that is adjacent to a major park. The proposed zoning for the current surface parking lots should be changed from CRT to CRN to better reflect the fact that these are transition zones adjacent to residential neighborhoods and to restrict the inclusion of commercial space. CRN designation would also prevent these spots from receiving density transfers and therefore ensure that any building that could be done on the lots is limited. Finally, the proposed heights should be reduced from 75 feet to 35 feet to reflect the transition to a residential neighborhood.

The proposed Bethesda Commons would substitute for a portion of the proposed south section of the Eastern Greenway. While the greenway concept may be useful and necessary where the property is in private hands, the surface parking lots are publically held and therefore, if financial resources are available, can be converted to the proposed Commons with parking underground. The key to making this happen is for the creation of public private partnership to raise the money required for this initiative. The plan should be revised to directly encourage this effort. In addition to the changes described above, to generate another potential revenue stream to finance the Commons, the parking lots could be designated as a priority sending site similar to other potential parks already on this list.

Balancing Development and Infrastructure Needs

The concept of smart growth and encouraging development near public transportation makes a great deal of sense but for the growth to be smart, the public infrastructure needs associated with it must also be provided.

I am very much encouraged by the expansion of the Circulator and the attention paid to increasing the number and usability of bike lanes to allow area residents to reduce car use while traveling within the sector and to the Metro.

I am very concerned however by the analysis contained in the draft on student generation numbers. The analysis done by the county staff looks only at students generated from new buildings. It falls to account for increased student population from existing apartment and condo buildings as these buildings age and are replaced at the high end of the rental market by new buildings. This was one of the key points – older rental buildings generate more school student-- made by the expert from Alexandria at the infrastructure workshop organized by

Councilmember Berliner. If his approach were adopted, the number of school children generated within the Bethesda sector would be substantially higher over the next two decades and the "wait and see" approach relied on the draft makes little sense. School capacity concerns are especially critical at Bethesda-Chevy Chase High School given that it is already over capacity, the planned new addition inadequately addresses these needs, and the site is the smallest in the county and not amenable to further expansion.

The traffic analysis contained in the draft also requires additional scrutiny. To most residents, traffic throughout the sector plan area is heavily congested and the conclusion presented in the staff draft, that current traffic falls within acceptable levels (CLVs), is questionable at best. The plan calls for shifting some one-way streets to two ways (and maybe lower speed limits) and carving out bikes lanes in certain areas. It also calls for doubling the number of residents living downtown and increasing the amount of shops, restaurants, etc. Yet the traffic analysis concludes only one intersection in the sector pan will exceed CLVs. A more complete discussion of key assumptions is required, additional scenarios should be analyzed, and both should be included in the next draft.

Construction Obstruction

While not directly within the scope of the master plan, the unintended consequences of the increased development called for under the plan is to consign area residents to many more years of living in the midst of one giant construction site. The blocked, cracked and broken streets and sidewalks create a nuisance and safety risk and when they eventually are fixed, new ones are quick to appear. County enforcement of rules is nonexistent, if such rules even exist. When Woodmont Avenue remained closed for many additional months "for the public's safety" to many of us it seemed more for the convenience of the construction crews. Yesterday provided another good example. While the outdoor café seating was open at one of the new restaurants at Parking Lot 31, directly adjacent to the tables and chair, the extremely busy CCT trailhead remained blocked off. This sends a very clear message to residents what the counties priorities are.

I urge the Planning Board to take on this issue of construction obstruction in sending the sector plan to the County Council.

Thank you for your attention to this comments.



ideas that work

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June 22, 2015

The Honorable Casey Anderson
Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Carr Properties
4500 East West Highway

Dear Planning Board Chair Anderson and Members of the Planning Commission:

On behalf of 4500 East West Highway, LLC (“Carr”), we are writing to request that Carr’s property, located at 4500 East West Highway (the “Property”), be zoned **CR 6.0, C 6.0, R 5.75, H 175’**. As described herein, we are not asking for more density, but simply asking that the density among commercial and residential be reallocated. Carr requests a 175 foot height on the Property (as compared to the 145 foot height currently recommended by the Public Hearing Working Draft), so that the Property’s height is consistent with the recommendations for the remainder of Carr’s block.

I. Background.

Carr recently opened the first LEED platinum building in Bethesda. Attachment 1. This Class A space was built at a height of 98’ and utilized the maximum allowed 4.0 FAR density in the constructed building footprint. Carr constructed its building with the structural and service capacity to add additional stories in anticipation of the upcoming Sector Plan process.

Currently, the Working Draft recommends a 145 foot height for the Property. However, the rest of Carr’s contiguous block is recommended for 175 feet. Attachment 2. Shalom Baranes & Associates (“SBA”) has been studying Carr’s Property and how best to incorporate a new structure on top of the existing building. The discussion below summarizes SBA’s findings.

II. Modification of Height and Density on Carr’s Property works.

1. Carr’s Property Serves as Logical Break Point for a 175 Foot Height Recommendation. Carr’s neighbors to the West are currently zoned for 175 feet. Carr’s property is the logical break for the 175 foot height limit, as heights increase towards Wisconsin Avenue. Attachment 2 & 3.
2. 175 foot Height Recommendation ensures Sunlight in North Facing Public Use Space. As demonstrated by Shalom Baranes’s drawings, Carr’s suggested 175 foot height allowance versus a 145 foot height recommendation gives the architect the required envelope of flexibility to sculpt the building. This flexibility ensures that

Carr can set back the additional height from the north facade, ensuring that the plaza and public space along East West Highway retains good sun exposure. Attachment 4.

3. 175 Foot Height Recommendation ensures the New Structure Serves as Focal Point, Rather than an Afterthought. The height differential between 145 and 175 feet will allow any new structure to be set apart from the existing structure and serve as a focal point that seamlessly complements the existing building. With the additional height, Carr can setback the additional structure, which will prevent increased shading of the public use space and minimize the visibility of the additional height from the street. Attachment 4.
4. A Height of 175 Feet will have minimal impact on Pearl Street. The 175 feet height allows for a setback along Pearl street that will permit the building to hold the existing height of 98 feet as a datum and leave the additional height setback from the building edge, maintaining the current scale of the street. This stepped massing approach also ensures that any new buildings constructed on the opposite side of Pearl Street will be in scale with Carr's building.
5. Height Flexibility Will Prevent Disruption of Existing Building Use. The 175 foot height allowance, and associated new structure setback, will allow for any new structure to not impact the core and mechanical penthouse area on the existing roof. Thus, existing tenants' use of the building will not be disrupted, which will ensure continued vibrancy of the area during construction.
6. Adjustment of Density mix is needed to allow expansion of Class A Office Space. Carr is not requesting more density than is recommended by the Working Draft, but instead is asking that the ratio of commercial to residential be adjusted to reflect the realities of an expansion. Carr's expansion will likely be for commercial purposes. As such, we ask that the commercial recommendation be increased to 6.0 FAR to justify the large expenditure associated with a building expansion of Carr's LEED platinum, Class A building.

III. Summary of Modifications to Working Draft.

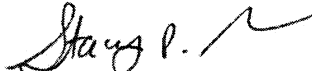
Carr requests the following changes to the Working draft (Draft at p. 111):

- CR6.0, C-6.0, 4.75, R-5.75, H-175 145

The Honorable Casey Anderson
June 22, 2015
Page 3

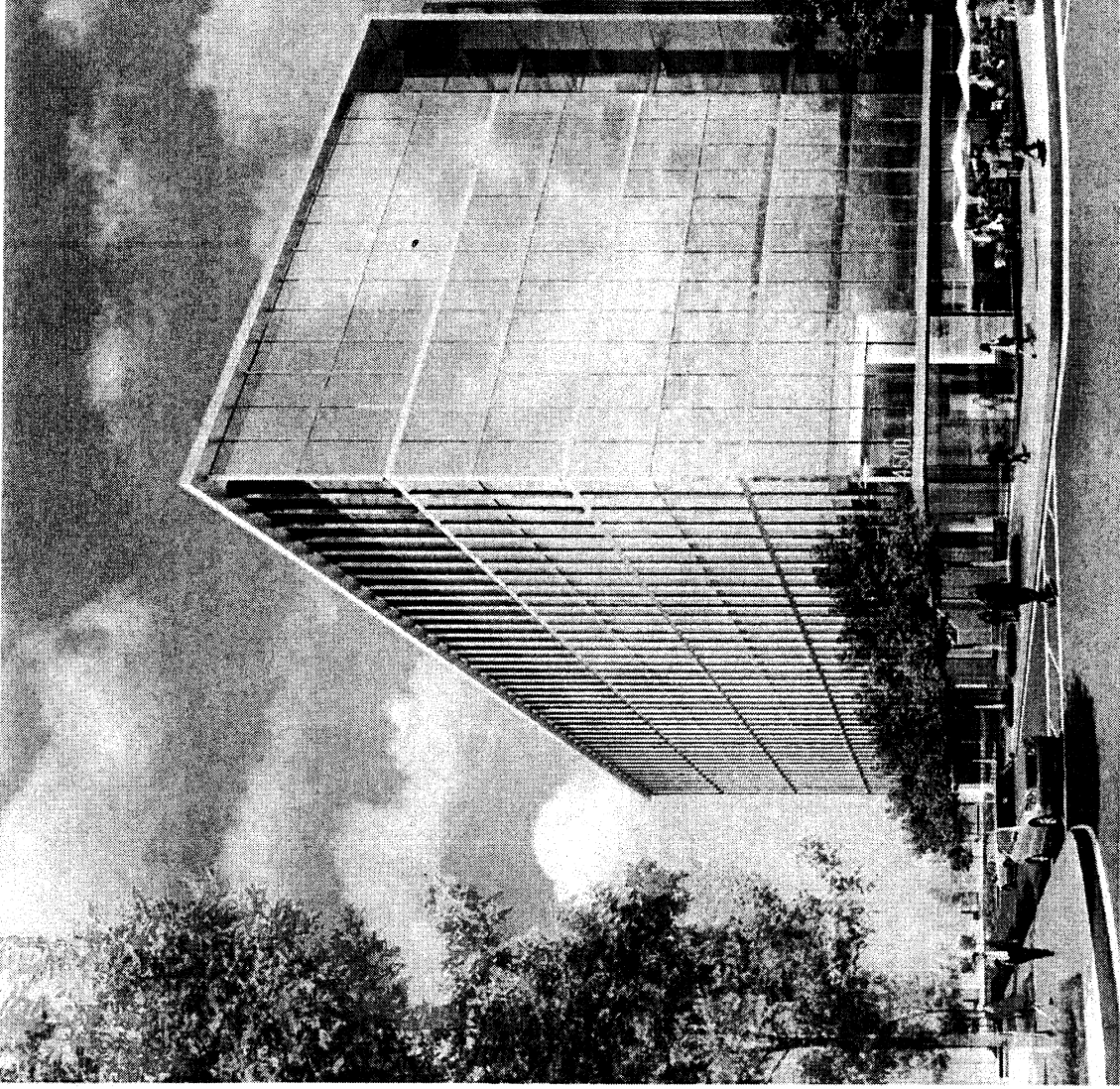
We appreciate your consideration of Carr's request. Please contact me should you have any questions.

Regards,


Stacy Silber

Enclosures

cc: Robert Kronenberg
Leslye Howerton
Marc DeOcampo
Jason Bockenek, Carr Properties
Robert Sponseller, Shalom Baranes Associates

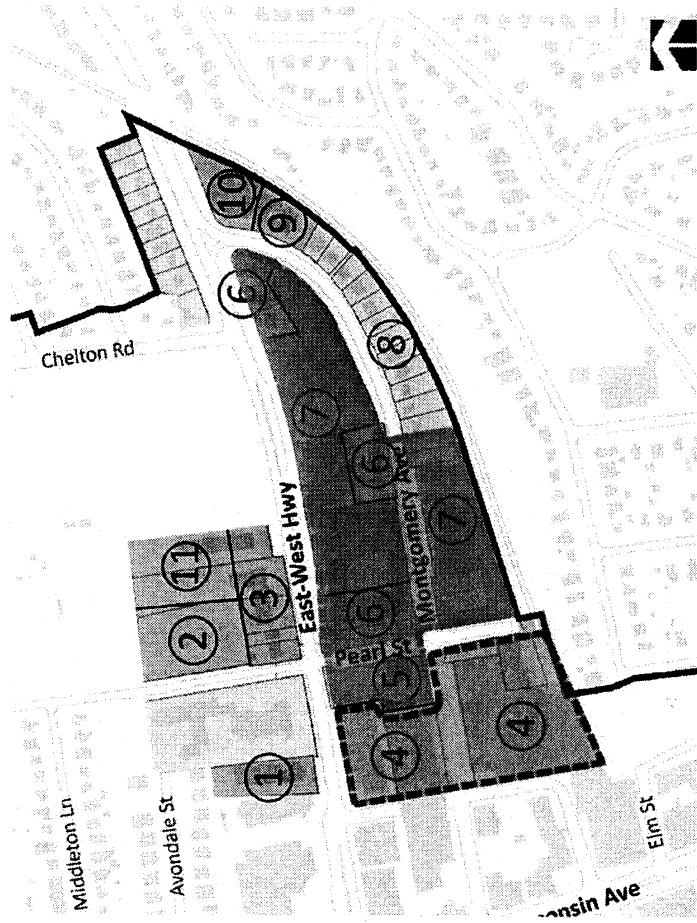


4500 EAST WEST HIGHWAY - BETHESDA, MD

CARR PROPERTIES

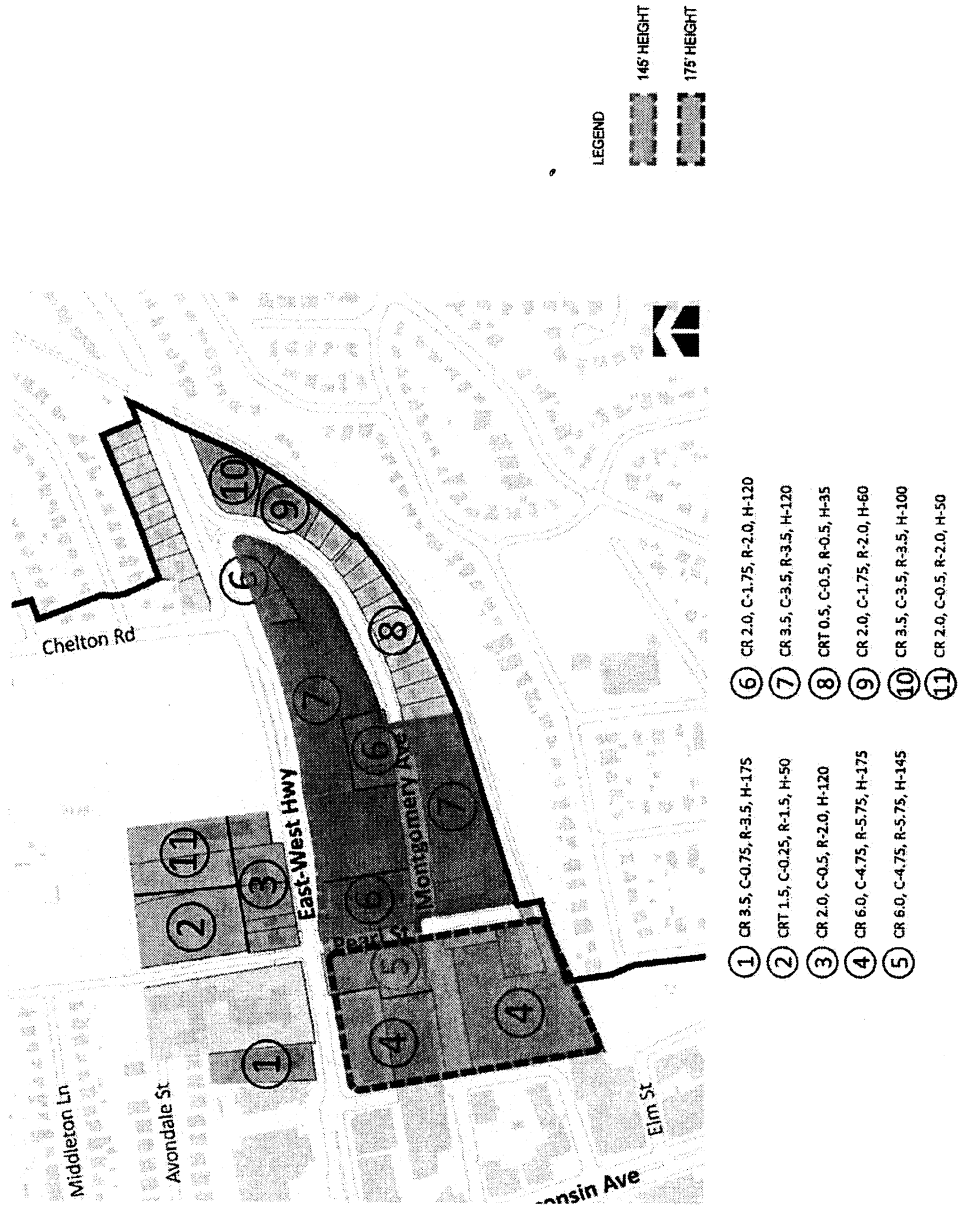
JUNE 18, 2015 ©2015 Shalom Baranes Associates, PC

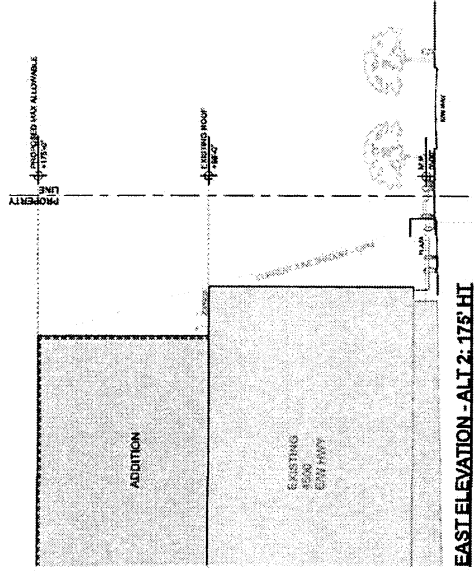
Figure 3.07: Pearl District Recommended Zoning



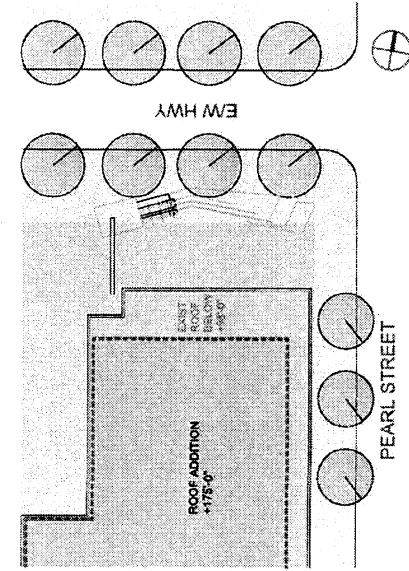
- ① CR 3.5, C-0.75, R-3.5, H-175
- ② CRT 1.5, C-0.25, R-1.5, H-50
- ③ CR 2.0, C-0.5, R-2.0, H-120
- ④ CR 6.0, C-4.75, R-5.75, H-175
- ⑤ CR 6.0, C-4.75, R-5.75, H-145
- ⑥ CR 2.0, C-1.75, R-2.0, H-120
- ⑦ CR 3.5, C-3.5, R-3.5, H-120
- ⑧ CRT 0.5, C-0.5, R-0.5, H-35
- ⑨ CR 2.0, C-1.75, R-2.0, H-60
- ⑩ CR 3.5, C-3.5, R-3.5, H-100
- ⑪ CR 2.0, C-0.5, R-2.0, H-50

Figure 3.07: Pearl District Recommended Zoning

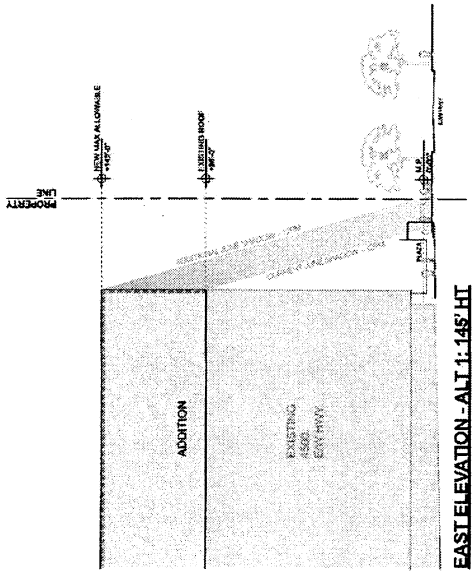




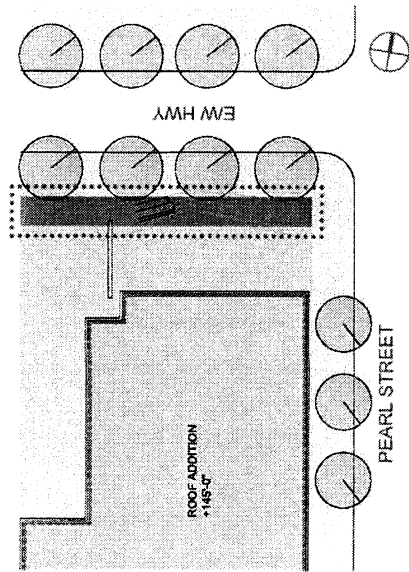
EAST ELEVATION - ALT 1: 145' HI



ROOF PLAN - ALT 1: 145' HI



EAST ELEVATION - ALT 2: 175' HI



ROOF PLAN - ALT 2: 175' HI

- LEGEND
- PROPOSED BLDG AT 145' HEIGHT
 - PROPOSED BLDG AT 175' HEIGHT
 - EXISTING BLDG VOLUME AT 98' HEIGHT
 - SHADOW IMPACT
 - ADDITIONAL SHADOW IMPACT

SUMMER SHADOW STUDY
 MASSING ALTERNATIVES - EAST ELEVATION

4500 EAST WEST HIGHWAY - BETHESDA, MD
 CARR PROPERTIES

JUNE 18, 2015 02/15 Urban Baranes Associates, PC



ideas that work

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June 22, 2015

The Honorable Casey Anderson
Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Harvey Companies and Scheer Partners
Northeast quadrant of Bradley Boulevard and Arlington Road

Dear Planning Board Chair Anderson and Members of the Planning Commission:

On behalf of The Harvey Companies and Scheer Partners, the owners of property located at the northeast quadrant of Bradley Boulevard and Arlington Road (“Owners”), we provide the following comments on Staff’s Public Hearing Draft of the Bethesda Downtown Plan, dated May 2015 (“Draft Plan”). As discussed in detail herein, in order for Arlington South and the Properties to emerge, as recommended by Staff, greater density and height is essential.

I. Draft Plan Designates Arlington South as an “Emerging Center of Activity”

Harvey is a long term holder of assets in Montgomery County and the region, owning over 2 million square feet within the Mid-Atlantic region. Robert Scheer, and Scheer Partners have a long history in the County as a leading commercial office real estate firm. Staff designates the Property and two adjoining buildings to the North (the “Properties”), as part of an “Emerging Center of Activity.” Arlington South is one of the few areas of Bethesda that has been in effect left behind. Streetscapes have not been added, gathering spaces are not provided, and there is not a continuous retail opportunity along Arlington Road from Bradley Boulevard to Bethesda Avenue. Rather, there are gaps. As a result, people are increasingly passing through this area as a means to get to Bethesda Row, rather than stopping and shopping. (Attachments 1 & 2) The Streetsense Retail Planning Strategy Report recognized that Arlington South is a “projected retail node” and a “Gateway” for commuters/residents and employees.

The Draft Plan promotes the emergence of the Arlington South District to fix some of the existing challenges of the area, and to encourage additional retail, office and residential development. As part of this emergence, the Draft Plan recommends:

1. A “Gateway” at the intersection of Bradley and Arlington, adjacent to the Property;
2. Improving connectivity to the Capital Crescent Trail (“CCT”), including adding a bridge from the trail;
3. Open space gathering area; and
4. New Streetscape.

The Owners agree with this vision. However, the economic reality is that the Properties will not redevelop and the associated public amenities and gateway will not emerge without sufficient density and height.

II. Cystic Fibrosis's World Headquarters Will Remain in County and Jobs will Increase if Sector Plan Recommends Greater Density/Height on the Properties.

The Property is a unique "shovel ready" project in Arlington South. It is a rare site in Montgomery County where new office expansion makes sense now.

Cystic Fibrosis, a long term tenant, has its world headquarters on the Property. It occupies the majority of the site, and houses over 200 employees on the Property and in Arlington South. With Cystic's advances in drug development, they are adding 100 new employees to result in 300 jobs within the next two years. Because of the Property's location, and competitive rents, Cystic wants to house these additional employees on the Property. The Owners are moving their own offices out of their building to service Cystic's immediate needs, but Harvey and Scheer cannot accommodate Cystic's future demands with their existing buildings or with the current Draft Plan recommendations. With an increase in height and density as the Owners propose, however, Arlington South and Montgomery County can retain Cystic and its hundreds of employees.

III. Needed Changes to Draft Plan to Allow Arlington South to Emerge

A. Zoning/Height: CRT-3.5, C3.25, R.3.25, H.100/120

1. Heights should range from 70 feet along CCT to 120 feet along Arlington Road

The Draft Plan suggests the Properties' heights be limited to 70 feet. Owners' office building, located at 6931 Arlington Road, and parking structure are already at approximately 65 feet. The office building on Arlington (6935 Arlington Road) is approximately 50 feet, and the CVS building is at approximately 45 feet. Given the excellent condition of the CVS building and for economic reasons, the Owners will build on-top of this structure. A 70 foot building does not provide sufficient height to utilize additional density and justify redevelopment.

In all other Emerging Centers of Activity, Staff recommends between 90 and 120 feet, acknowledging that height and density is needed to create the environment for an area to emerge. Specifically, a height of between 100 and 120 feet is needed for buildings fronting on Arlington Road, and is appropriate on the Properties for several reasons:

- (1) The Properties sit at the lowest point along Arlington Road and Bradley Boulevard, making a taller building feel in scale with surrounding development.
Attachments 3 & 4;
- (2) The Properties are surrounded by commercial development at each quadrant of the intersection, and are buffered by the existing ±65 foot high office building

(6931 Arlington Road) and ±65 foot high parking structure, trees and the CCT from the residential further down Bradley Boulevard; and

- (3) The Owners propose that a 70 foot height recommendation remain for 6931 Arlington Road, a building adjacent to the CCT, so that an appropriate transition remains to the CCT and the Sacks residential community.

1. Density Recommendation should be slightly increased.

Currently the Draft Plan recommends a CRT of 2.75, C-1.75, and R-1.0. The Owners request an overall increase of 0.75 FAR or a recommendation of CRT 3.50. Density of 3.50 FAR is needed on the Properties if there is a desire for Arlington South to in fact emerge. Currently, the Draft Plan recommends a layering of public amenities on the Properties, including the provision of gathering spaces, streetscape, public connections and a bridge. Requiring the acquisition of density on this site, above and beyond the cost of the many recommended public benefits on the Properties, will serve as deterrent to redevelopment and resulting job growth.

The Owners request that the allocation between Residential and Commercial be readjusted to allow the construction of office space for Cystic Fibrosis, and provide the flexibility to allow a mix of uses if the market supports. As such, we ask that the Sector Plan recommend: **CRT-3.5, C3.25, R.3.25.**

B. Community Gathering Space.

The renowned landscape architectural firm of Oehme, Van Sweden & Associates (“OVS”) has studied Arlington South and the Properties as it relates to public space in context with the Draft Plan’s vision for this area. The Draft Plan recommends that a community gathering space be located mid-block along Arlington Road (Draft Plan at p. 79). OVS agrees that a community gathering space is important, but strongly recommends that such gathering space not be located on Arlington Road, as indicated in the Draft Plan, for the following reasons:

- (1) Providing a mid-block plaza (Arlington South Gateway Park) at the streetscape will disrupt and interrupt the retail corridor that is recommended along Arlington Road (Attachment 1);
- (2) It causes activity to stop along Arlington Road, rather than drawing it towards the trail; and
- (3) Having a gathering area along Arlington Road results in a potentially dangerous situation with children and pedestrians congregating close to the roadway.

Rather than a mid-block plaza along Arlington Road, OVS recommends a linear pedestrian/bike connection through the Properties to a plaza adjacent to 6931 Arlington Road. In urban areas, OVS has found that gathering areas with hardscape and targeted green draw people

in, and cause them to stay. Attachment 5. As shown on the illustration, this connection and gathering space:

- (1) Provides a much needed cohesive linkage to the Capital Crescent Trail;
- (2) Creates an active space visible from Arlington Road, but near to the trail, which will promote foot and bike traffic from Arlington Road to the CCT, a priority of the community; and
- (3) Promotes an essential continuous retail corridor that truly can emerge along Arlington Road, as shown within Attachment 1.

Of course, without the height/density to allow redevelopment, a new community gathering space is not economically feasible and will not emerge.

C. New Trail Connection.

A new accessible trail connection is an important element in improving connectivity within Arlington South and between Arlington South and other areas of Bethesda. Similar to a new gathering space, heights of 100/120 feet are needed to allow a new trail connection to emerge. As a result of the grade in the area, and in an effort to improve connectivity from the CCT to Arlington South, OVS proposes that the ideal location for the bridge is from the trail down to a new community gathering space on the Property (the "Arlington Road Connection"). Attachments 6, 7, 8 & 9.

1. Challenges with Bridge from Bradley Boulevard to CCT.

Currently Staff is recommending that a new bridge be located from Bradley Boulevard to the CCT. Working Draft at p. 50. OVS studied this further and concluded that this location is problematic for several reasons:

- There is a severe, approximately 26 foot, grade change from Bradley to the CCT, which requires a 400 foot long bridge.
- Safety concerns make this location the most problematic. Because of the grade change and location, a cyclist riding down the bridge/ramp leading to Bradley will have a very short space to slow down to safely maneuver the turn onto Bradley Boulevard and oncoming traffic.
- In addition to the issues associated with the cost, grading and impact of such a project, the resultant elevated bridge will extend across nearly the entire frontage of the Property along the trail, effectively eliminating the terrace space adjacent to the trail and thus the intended improved connection from the CCT to Arlington Road.

2. Ideal Location of Bridge to CCT is Arlington Road Connection.

The Arlington Road Connection is an ideal location for a number of reasons:

- OVS has found that by simply moving the bridge further west along the CCT, the grade change evens out. A bridge connection by the Property only needs to address a 15 foot grade change, which would allow a bridge to be constructed at approximately 200 feet in length (as opposed to 400 feet if constructed by Bradley).
- With the Arlington Road Connection, trail users will be drawn to the retail along Arlington Road, which will help spur retail and other uses to emerge in this area.
- Arlington Road connection will allow a new gathering area to emerge along the trail, where people can gather to read the newspaper, or connect with friends. Attachments 6, 7, 8, & 9. Currently, the space is an unused area because of the poor connection and visibility from the trail to Arlington Road.

D. Bike Lanes Along Arlington Road

The four lanes of roadway are currently fully used, and are essential for turning movements into area retail establishments. There is a concern that converting one lane of travel to a bike lane will cause cars to back-up along Arlington Road as cars turn into the existing and new retail establishments.

IV. Summary of proposed changes to Sector Plan

A. Density/Height Recommendations (Working Draft p. 115):

(3) CRT 3.50 2-75, C-3.25 1-75, R-3.25 1-0, H100/120 70 – (frontage along Arlington Road)

(5) CRT 3.50, C-3.25, R-3.25, H70 (frontage along CCT).

B. Community Gathering Space. (Working Draft p. 79).

Vision: ~~This community gathering space will be a link between park will be an urban greenway gateway linking the Arlington South District to the Capital Crescent Trail. The PROS Plan defines an urban greenway as a “linear park that provides trails or wide landscaped walkways and bikeways and may include other recreational and natural amenities.”~~

Recommended size: The size of this space is to be determined at time of regulatory plan review. A linear pedestrian/bike connection should be provided from Arlington Road through two community gathering areas.

leading to the trail. Staff recommends a minimum of 12 feet in between the existing buildings that are adjacent to the Capital Crescent Trail, which opens up to community gathering space and potential cafe seating. Beyond the community gathering space, sidewalks are provided adjacent to vehicular traffic to convey pedestrians and cyclists to Arlington Road. And a larger 20 feet in the area leading to Arlington Road.

C. Capital Crescent Trail Connector (Working Draft p.50)

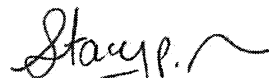
1. ~~Bradley Boulevard~~ Arlington Road/Capital Crescent Trail Connector

Bicycle/ADA Accessible Ramp: Northwest side of the ~~Bradley Boulevard~~ Capital Crescent Trail to Arlington Road.

Although a staircase currently exists in this location, this Plan recommends that a new bicycle/ADA Accessible ramp be considered in this location to better facilitate the connection between an existing regional bikeway (~~Bradley Boulevard Separated Bikeway~~). Based on preliminary analysis, this ramp would extend approximately 200 400 linear feet, from the ~~Bradley Boulevard~~ Capital Crescent Trail to a new public terrace space and linear connection to Arlington Road, to achieve an ADA-compliant longitudinal grade. This improvement should be considered at the time the adjacent property is redeveloped.

We appreciate your consideration of Harvey's and Scheer's requests, and ask that this letter and attachments be included in the record for the Sector Plan.

Sincerely,


Stacy P. Silber

cc: Robert Kronenberg
Leslye Howerton
Marc DeOcampo
Joel Fernebok
Greg Fernebok
Robert Scheer

6933 ARLINGTON ROAD

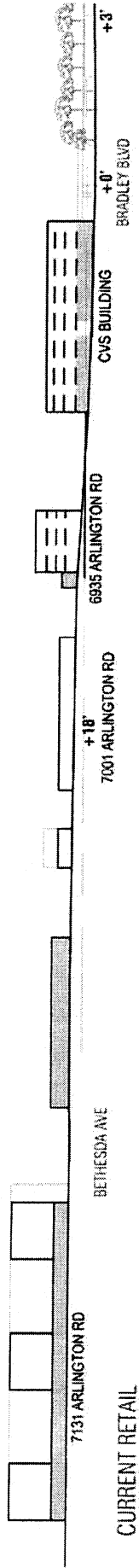
Bethesda, Maryland

Bradley Arlington Limited Partnership

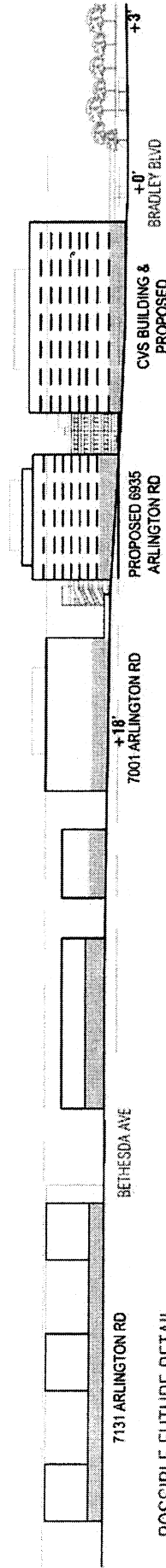
June 24, 2015

skidmore | bennett | associates

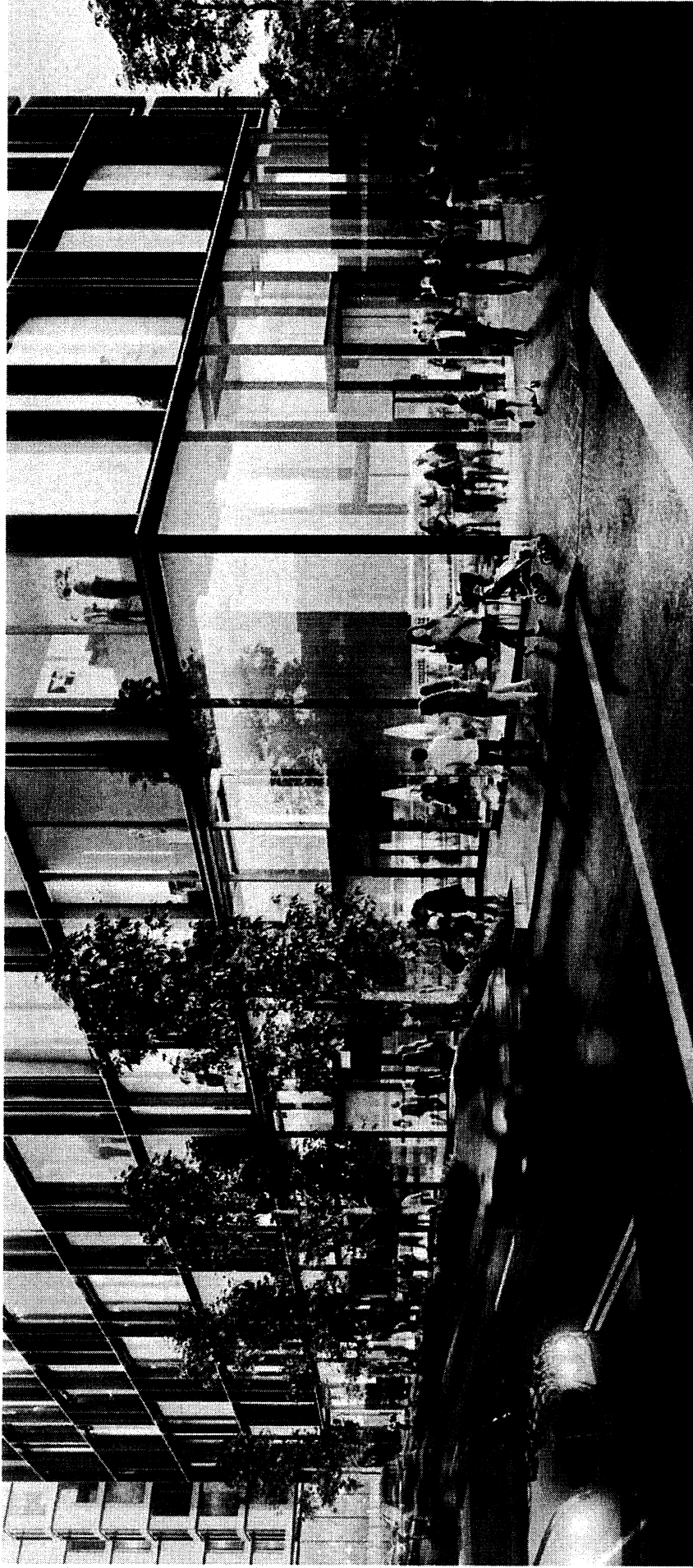
CEHME | VAN SWEDEN | OVS



CURRENT RETAIL



POSSIBLE FUTURE RETAIL

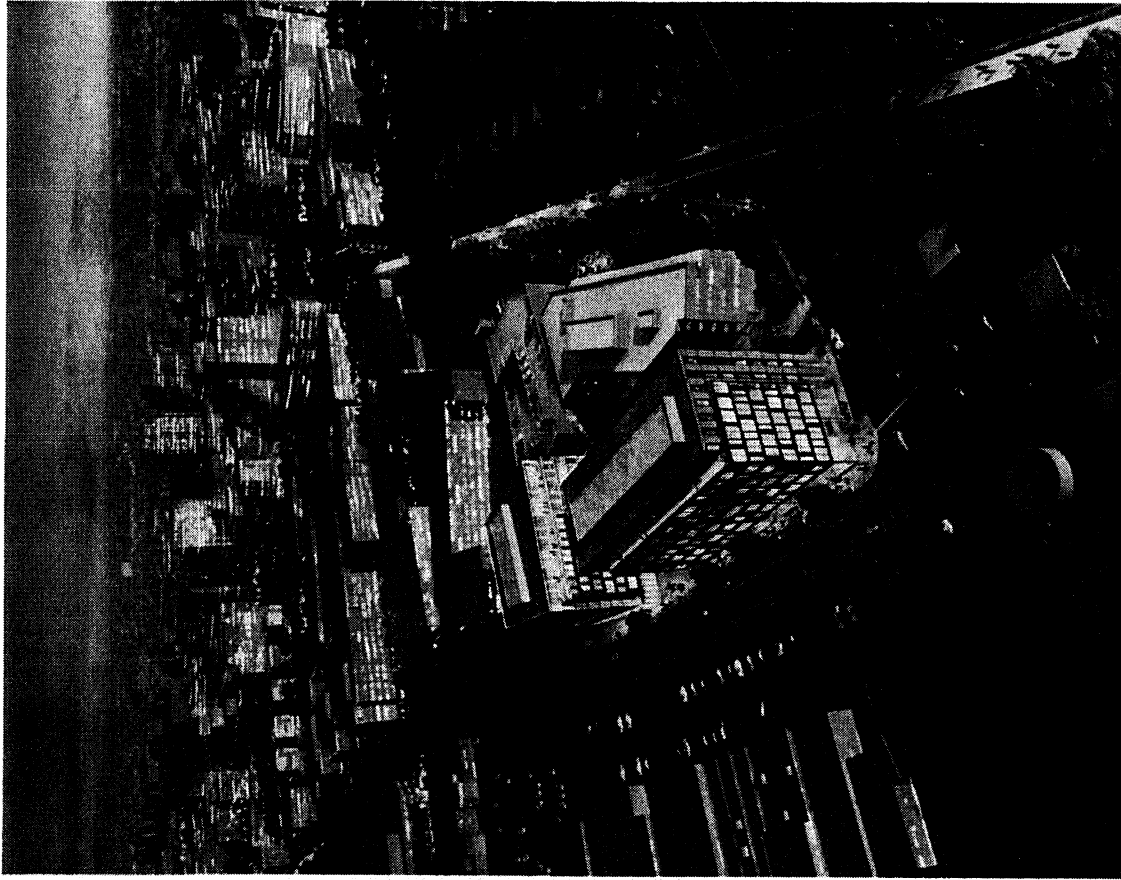


RETAIL CORNER Conceptual Character

sharon barancs associates | architects
CELINE VAN SWEDEN | OVS

6933 ARLINGTON ROAD
BETHESDA, MARYLAND

June 24, 2015 Attachment 2

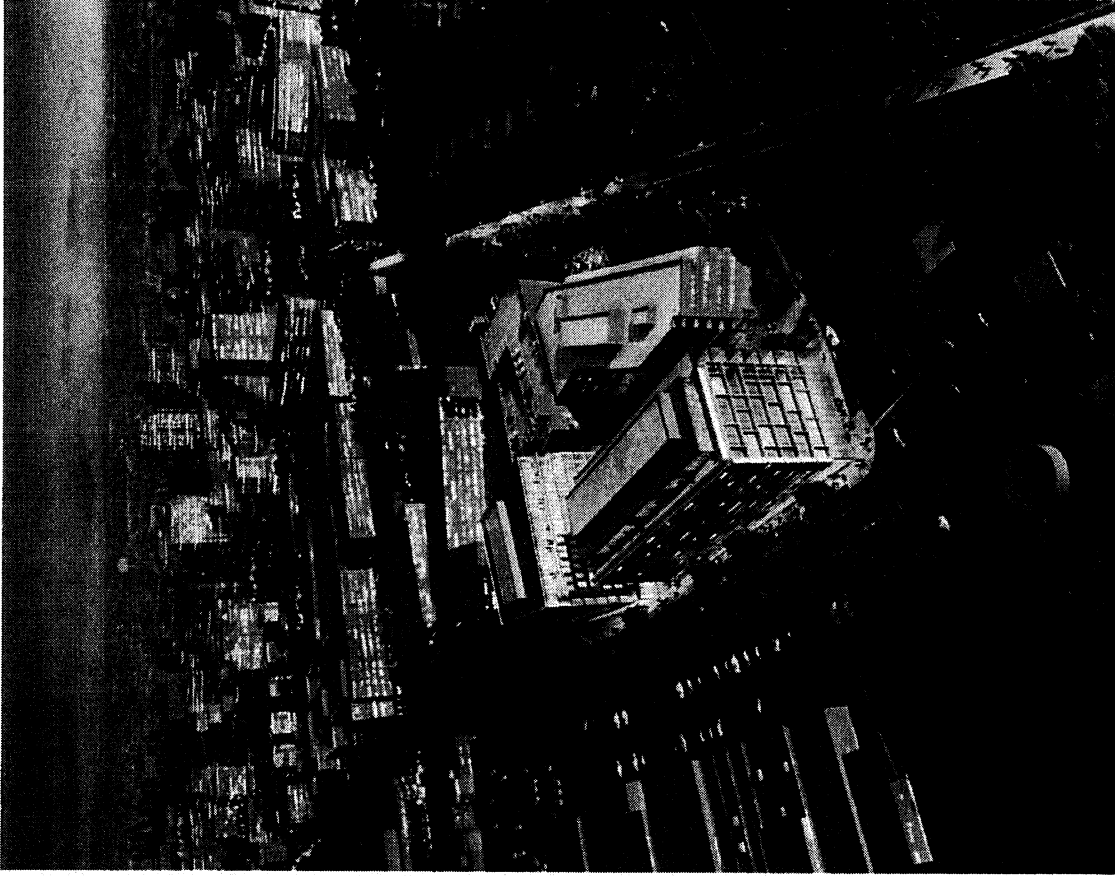


shoib baranes associates | architects
OEHME, VAN SWEDEN | OVS

6933 ARLINGTON ROAD
BETHESDA, MARYLAND

Conceptual Character

June 24, 2015 Attachment 3



6933 ARLINGTON ROAD
BETHESDA, MARYLAND

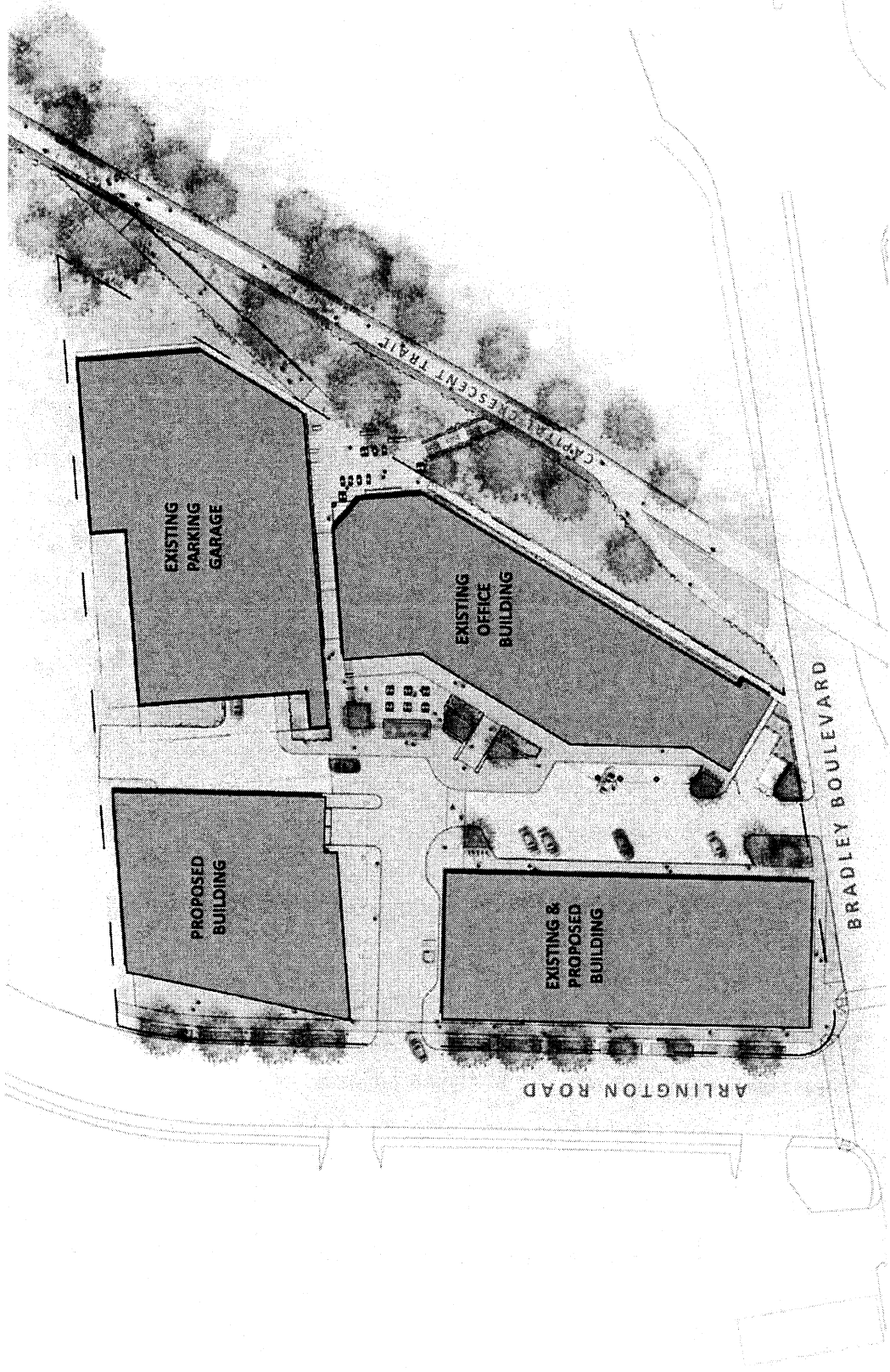


shalom hazareh associates | architects
CEHNE, INC. | SWEDEN | OVS

6933 ARLINGTON ROAD
BETHESDA, MARYLAND

Conceptual Character

June 24, 2015 Attachment 5

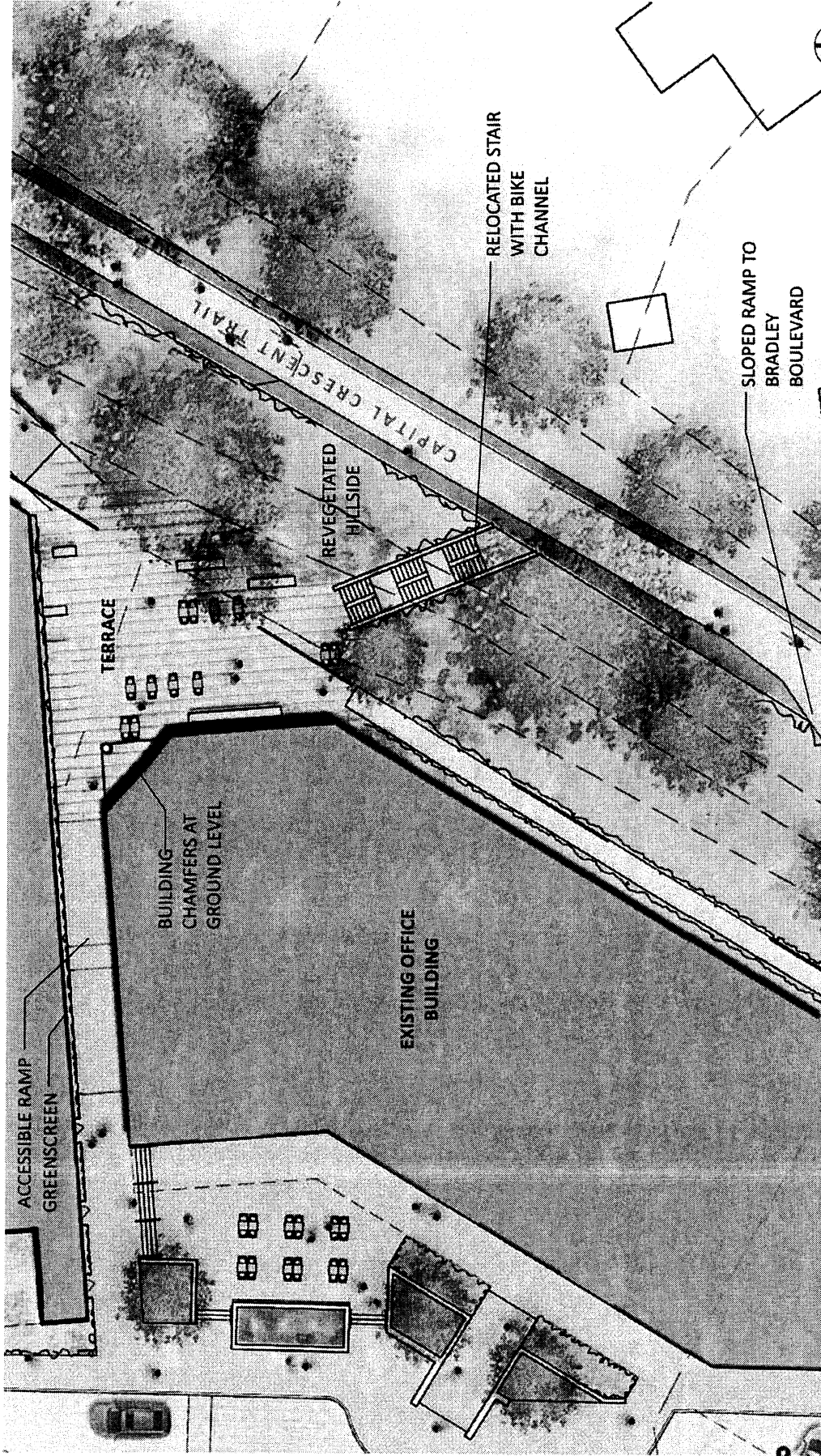


CONCEPTUAL SITE PLAN

June 24, 2015 Attachment 6

6933 ARLINGTON ROAD
 BETHESDA, MARYLAND

stacy bateman associates | architects
 OEHME, VAN SWEDEN | OVS



CCT TERRACE Conceptual Design

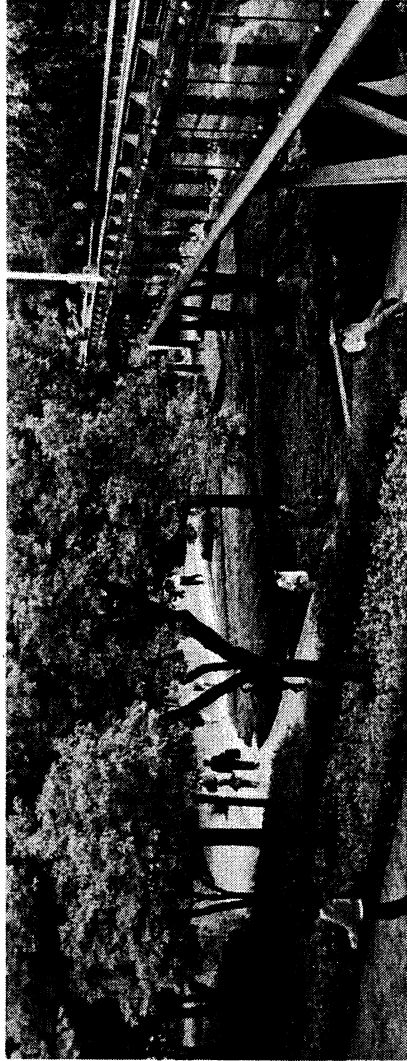
June 24, 2015 Attachment 7

6933 ARLINGTON ROAD
 BETHESDA, MARYLAND

shahin baranes associates | architects
 OEHME, VAN SWEDEN | OVS



Oehme, van Sweden / New York Botanical Garden / New York, New York



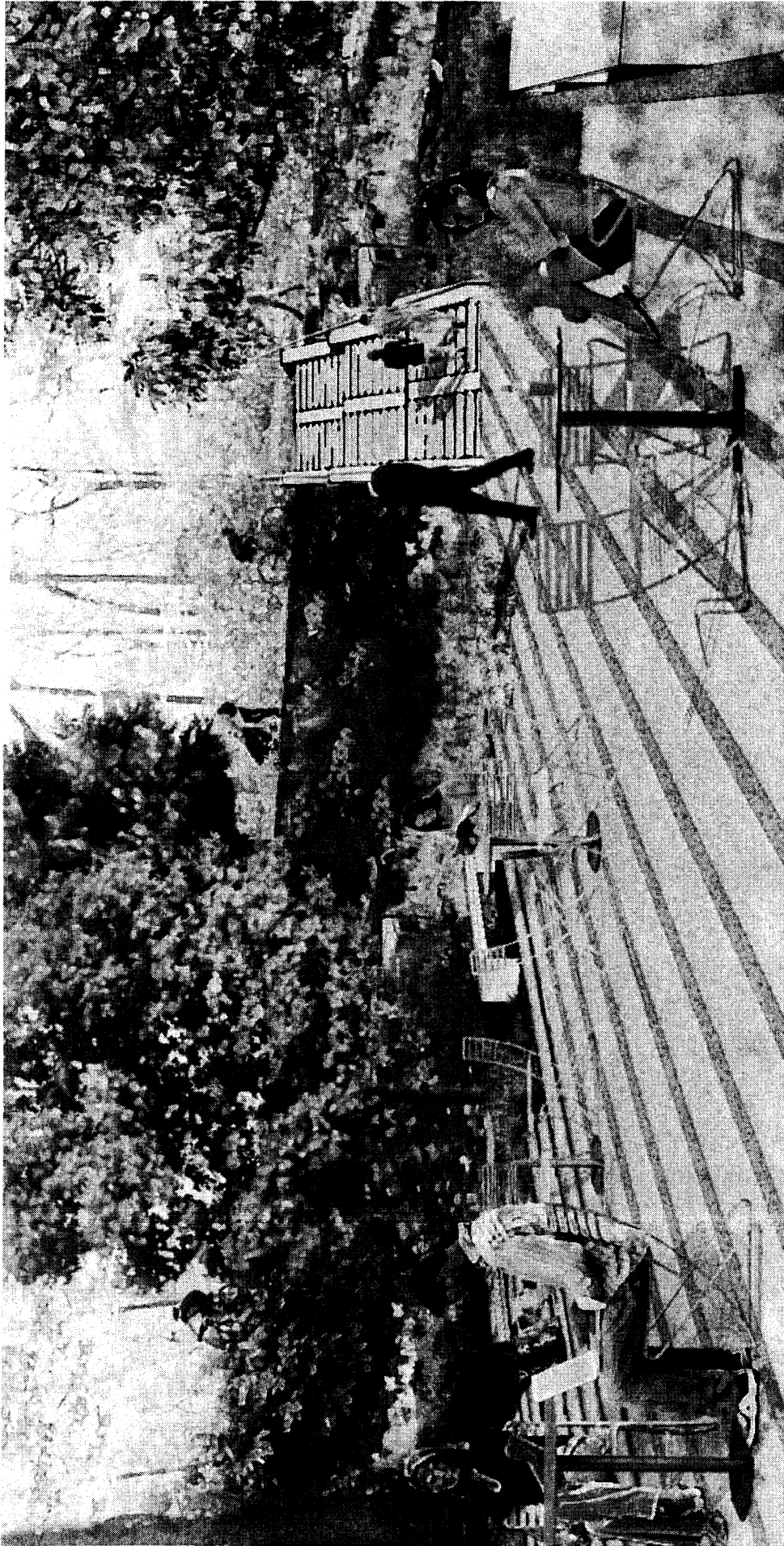
Shanghai

shoim barones associates | architects
OEHME, VAN SWEDEN | OVS

6933 ARLINGTON ROAD
BETHESDA, MARYLAND

CCT TERRACE Conceptual Character

June 24, 2015 Attachment 8



CCT TERRACE Conceptual Character

June 24, 2015 Attachment 9

6933 ARLINGTON ROAD
BETHESDA, MARYLAND

shalom baranes associates | architects
OEHME, VAN SVIJDEN | OVS



ideas that work

Attorneys at Law

3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814

Tel. (301) 986-1300
www.lerchearly.com

June 22, 2015

VIA ELECTRONIC MAIL

Mr. Casey Anderson, Chair and Members of the Planning Board
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Public Hearing on Bethesda Downtown Plan;
Apex Building; 7272 Wisconsin Avenue

Dear Chair Anderson and Members of the Planning Board:

We represent 7272 Wisconsin Building Corporation, the Owner of the building located at 7272 Wisconsin Avenue in Bethesda (the "Apex Building" or the "Property"). The Owner is a wholly-owned subsidiary of the American Society of Health-System Pharmacists ("ASHP"). As you may recall, ASHP and the Owner worked diligently with the County and the Planning Board on the Purple Line Minor Master Plan Amendment, while seeking a solution that would support removing the building as part of construction of the yet-unfunded Purple Line. As a part of that Minor Master Plan Amendment and SMA, the Property was rezoned to CR 8.0, C-7.5, R-7.5, H-250. Our understanding was and is that at the time of the Bethesda Downtown Plan, the Minor Master Plan Amendment area would not be a part of the new Plan and would remain unchanged. We are concerned that the manner in which the recommended zoning is depicted in the Draft of the Bethesda Downtown Plan (the "Plan") is confusing, and that it may subject the zoning of the Property to uncertainty in the future.

The Recommended Zoning Map on page 95 of the Plan and the textual provision on page 94 of the Plan (see attached pages) describe no existing or continuing zoning recommendation for the Property. On the Recommended Zoning Map, the property immediately to the north of the Property (circle 11) is recommended for the CR 6.0, C-4.75, R-5.75, H-250 Zone and the property immediately to the south of the Property (circle 23) is recommended for the CR 6.0, C-

Mr. Casey Anderson
June 22, 2015
Page 2


6.0, R-6.0, H-250 Zone. Because the Map does not separately identify and exclude, or divide the Property from its neighbors differently, the Map is unclear as to what zone applies to the Property. Further, the text in the 6th bullet point on page 94 of the Plan that states "Retain CR 8.0 where it already exists (see figure 3.01 Recommended Zoning)" suggests that the Property is also recommended for the CR 6.0 Zone in the Plan, as there is no reference to reconfirm the existing CR 8.0 Zone on the Property on figure 3.01. The lack of clarity creates an uncertainty that we request the Planning Board correct.

To ensure that the zoning of the Property is clear now and in the future, we suggest that the Recommended Zoning Map on page 95 be revised to show the current zoning of the Property. The Map on page 95 could show an asterisk on the Property, with a footnote referencing that the existing zoning for the Property is being maintained, or a note distinguishing the zoning on the Property from the zoning designations for the properties immediately to the north and to the south, to avoid any misunderstandings as to the zoning of the Property in the future.

Thank you for your consideration of this request.

Very truly yours,

LERCH, EARLY & BREWER, CHARTERED



William Kominers



Susan M. Reutershan

SMR/pm

cc: David Witmer
Paula Tiedemann, Esquire
David Silver, Esquire

b. Zoning

- Increase maximum building height to 290 feet around the Bethesda Metrorail Station (see Figure 2.20: Recommended Building Heights).
- Increase maximum building height to 250 feet for the area surrounding Veteran's Park and properties surrounding the proposed Metrorail and Purple Line Stations (see Figure 2.20: Recommended Building Heights).
- Increase maximum building height to 200 feet around the Farm Women's Cooperative Market and along Bethesda Avenue near the intersection with Wisconsin Avenue (see Figure 2.20: Recommended Building Heights).
- Establish six priority sending sites for density averaging (Farm Women's Cooperative Market, Union Hardware site, the old post office, Wilson Store at 7250 Wisconsin Avenue, Brooks Photographer's Building at 7349 Wisconsin Avenue, St. John's Episcopal Church) to create, enhance and/or preserve key parks and historic and community resources (see figure 4.01 Proposed Priority Sending Sites).
- Increase the density for the Farm Women's Cooperative Market site to CR-6.0 (see figure 3.01 Recommended Zoning).
- Increase density for properties within the 290 foot height area to CR-8.0. Retain CR-8.0 where it already exists (see figure 3.01 Recommended Zoning).
- Increase density for properties within the 250 foot height area to CR-6.0 (see figure 3.01 Recommended Zoning).
- Increase density for properties within the 200 feet height area to CR-5.0 (see figure 3.01 Recommended Zoning).

B. Urban Design

1. Public Realm

- a. Goal: Create green, active and walkable sidewalks that are designed to balance pedestrian and retail activity with vehicular and BRT traffic along this major corridor.*

Recommendations:

- Provide a planting and furnishing buffer against street traffic.
- Ensure a clear pedestrian pathway.
- Allow space for various activities, such as outdoor dining in retail focus areas, and provide planting and seating along remaining sections of the street.

- b. Goal: Create major civic gathering spaces as the hinge between Wisconsin Avenue, Norfolk Avenue and Bethesda Avenue.*

Recommendations:

- Expand Veteran's Park through a new Civic Green bordered by a shared street that connects Wisconsin Avenue to Norfolk Avenue and Woodmont Triangle.
- Enhance the Farm Women's Cooperative Market as both a market and a public space connected to Bethesda Avenue and the Bethesda Row district.

- c. Goal: Activate privately-owned public use spaces that are often underutilized.*

Recommendations:

- Improve visibility and connections to the street.
- Consider integrating new buildings with active ground-floor uses.
- Use creative wayfinding and public art as beacons.
- Unclutter plaza spaces by smoothing grade and limiting large permanent furniture.
- Integrate stormwater management practices into flexible lawn spaces and plantings.
- Encourage more temporary programming, such as events kiosks and educational opportunities.

Figure 3.01: Wisconsin Avenue District Recommended Zoning





June 22, 2015

The Honorable Casey Anderson
Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: 4630 Montgomery Avenue (the "Property")

Dear Planning Board Chair Anderson and Members of the Planning Commission:

Goldstar owns property located at the south west quadrant of Montgomery Avenue and Waverly Street. We are writing to provide the following comments on Staff's Public Hearing Draft of the Bethesda Downtown Plan, dated May 2015 ("Draft Plan"). As discussed herein, Goldstar needs greater height and density to redevelop its first generation, basic building located 2 blocks from Metro.

I. Property Located two Blocks from Metro, and Has Not Redeveloped.

We own a 6 story, 60 year old office building, located behind the police station and 2 blocks from Metro. Attachments 1 & 2. Our building is in the Metro Core of Bethesda and is highly accessible by foot, bike and car. Attachment 3. Even with the Property's location, and current 5 FAR density and 145 foot height allowance, the Property has not been redeveloped. Why? Because there has not been enough density and height to make such redevelopment economically sound. The Bethesda Downtown Plan Public Hearing Draft ("Draft Plan") recommends a 20% increase in density, with the option for Goldstar to buy more. This density recommendation does not go far enough to encourage Goldstar to tear down its existing structure and build anew.

II. Density Incentives Needed to Cause an Existing Performing Asset to Redevelop.

A goal of the Sector Plan is to improve Bethesda's appearance through excellence in architecture. The Draft Plan also requires green buildings, roadway dedications, and expanded and improved streetscape. With the expense of redevelopment of existing structures and the requirement to provide public benefits, it takes substantial incentives to cause an owner to choose to redevelop an existing high performing asset. That incentive is density and height. Certainly it is in the County's interest to encourage the redevelopment of Goldstar's first generation, standard building that is in such close proximity to Bethesda's metro, the existing amenity base, public transportation nodes and vehicular access.

4630 Montgomery Avenue
Suite 600
Bethesda, MD 20814
301.657.8848 O - 301.657.3698 F
www.thegoldstargroup.com

The Draft Plan currently recommends CR-6, C-4.75, R-5.75, H-250. We need an 8 FAR to pencil out a redevelopment of the site. Furthermore, the split between commercial and residential must be adjusted to encourage commercial development at this Core site, or residential depending on market dictates. Under the current recommendation, we would need to buy 3.25 FAR in commercial density to redevelop the site. Requiring the acquisition of density is yet another obstacle in the path of effecting change on the Property, which remains a performing asset.

III. With Increased Height, the Property will Emerge and Architectural Excellence will be Achieved.

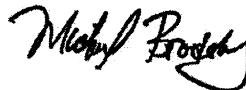
With its close proximity to metro, and corner location, this is a site where design excellence will be impactful. The Draft Plan currently recommends a 250 foot height on the Property. By recommending a building of between 250 to 300 feet, we can build a structure with incredible architectural interest. Having additional height to allow architectural interest has been missing in Bethesda. Bonstra Haresign Architects have studied the difference of what can be accomplished in a 300 foot versus a building of lower height. As is evident from the Attached sketch, an interesting skyline, rather than the typical boxy building will emerge. Attachments 4 & 5.

IV. Request Summary.

We request that the Draft Plan be revised to recommend: **CR8.0, C-8.0, R-7.75, H-300.** With this recommendation, Goldstar will have the tools it needs to redevelop the site, and this area of Bethesda will have a chance to emerge and fulfill the vision of the Plan.

We appreciate your consideration of our request, and ask that this letter and attachments be included in the record for the Sector Plan.

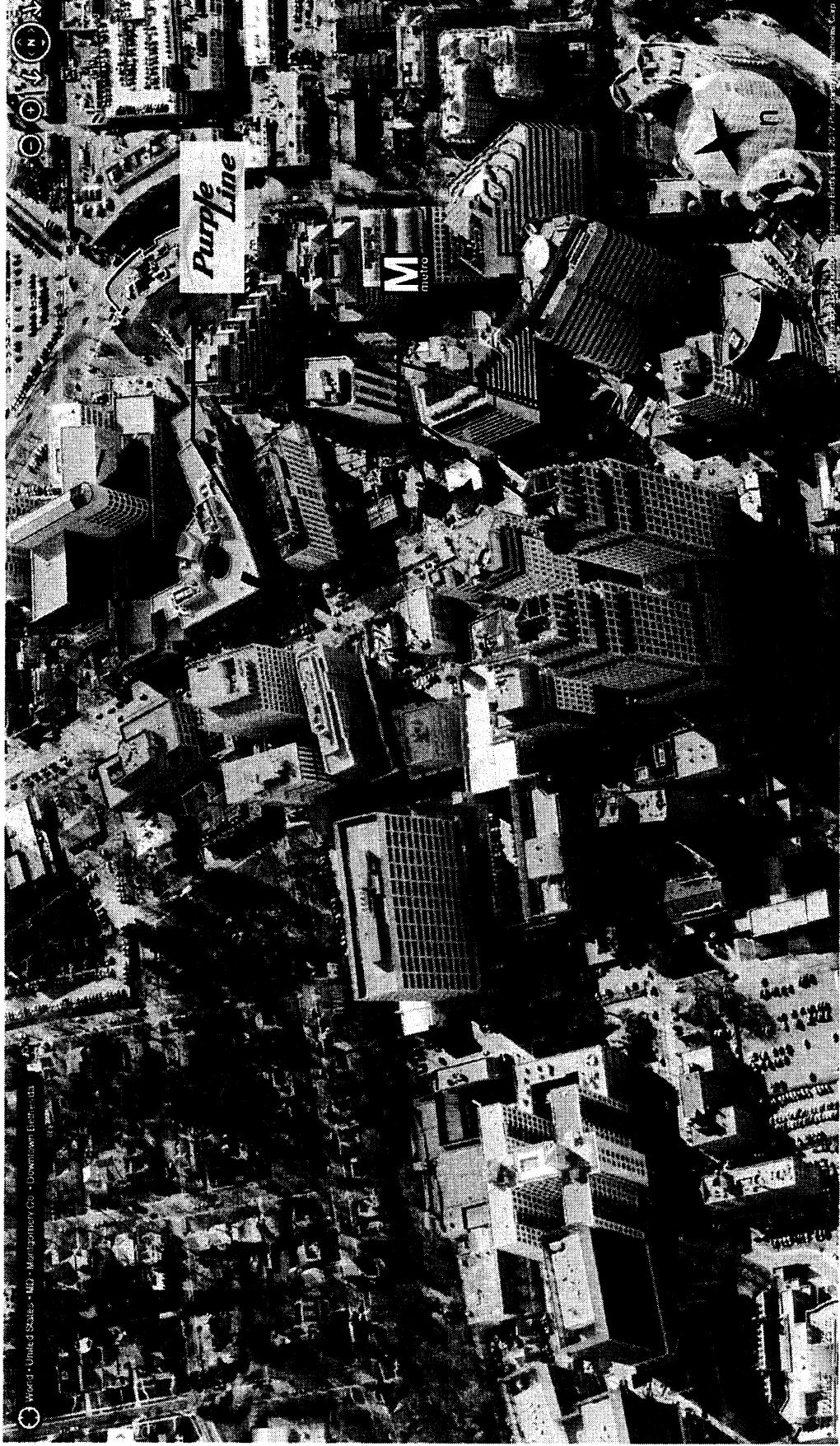
Sincerely,



Michael Brodsky
Chief Executive Officer

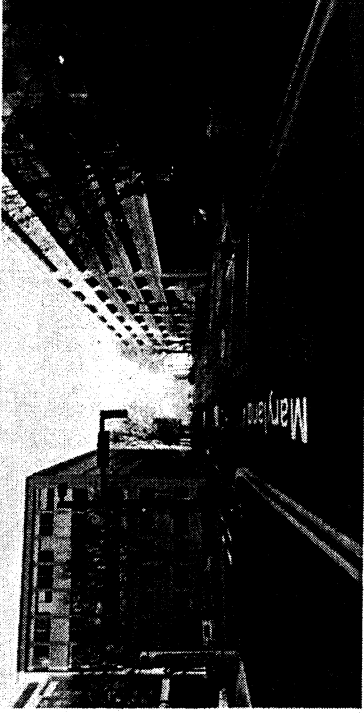
cc: Robert Kronenberg
Leslye Howerton
Marc DeOcampo
Michael Hillman, The Goldstar Group
Stacy P. Silber, Lerch, Early and Brewer

4630 Montgomery Avenue

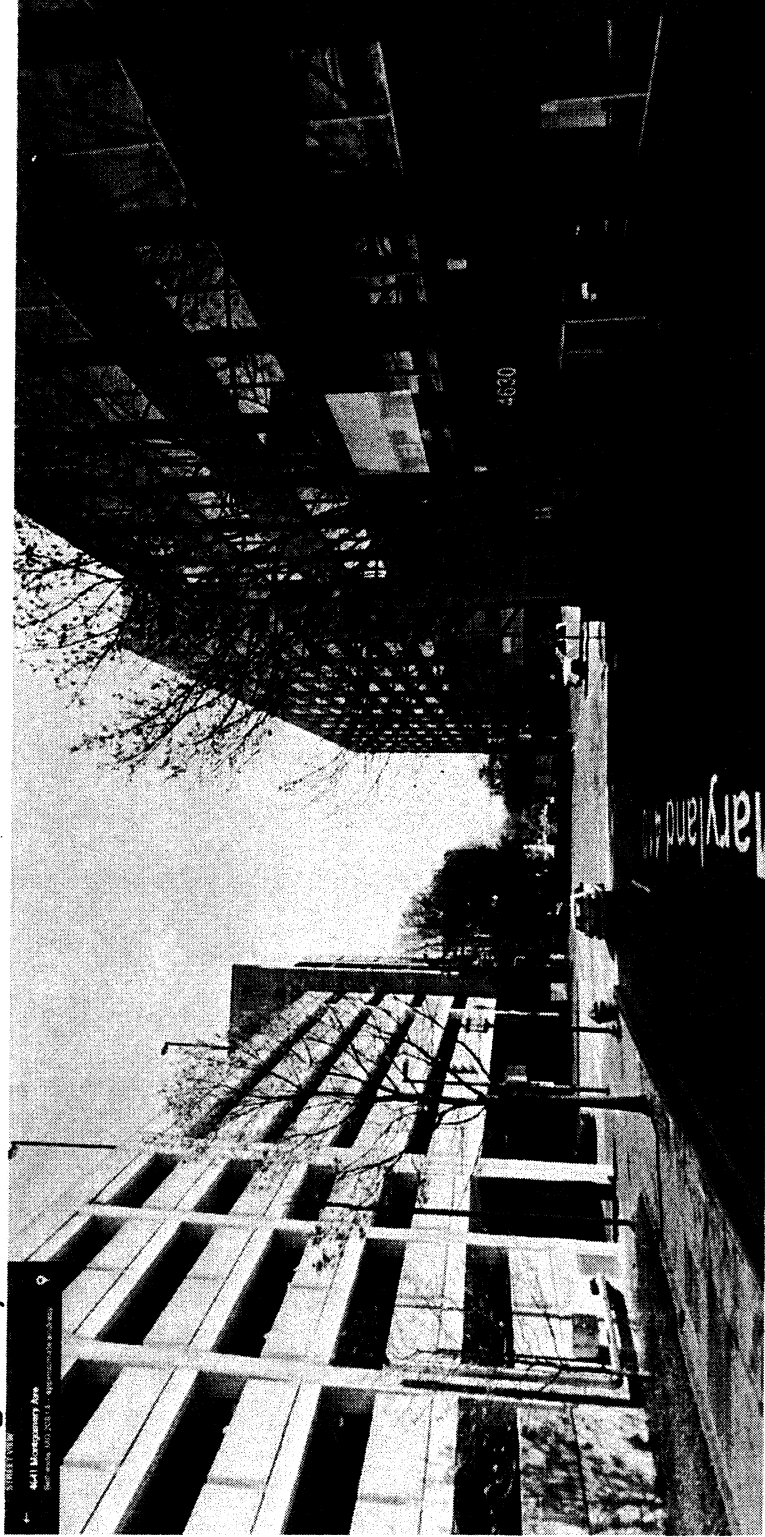


REVITALIZING MONTGOMERY AVENUE:

Existing Conditions



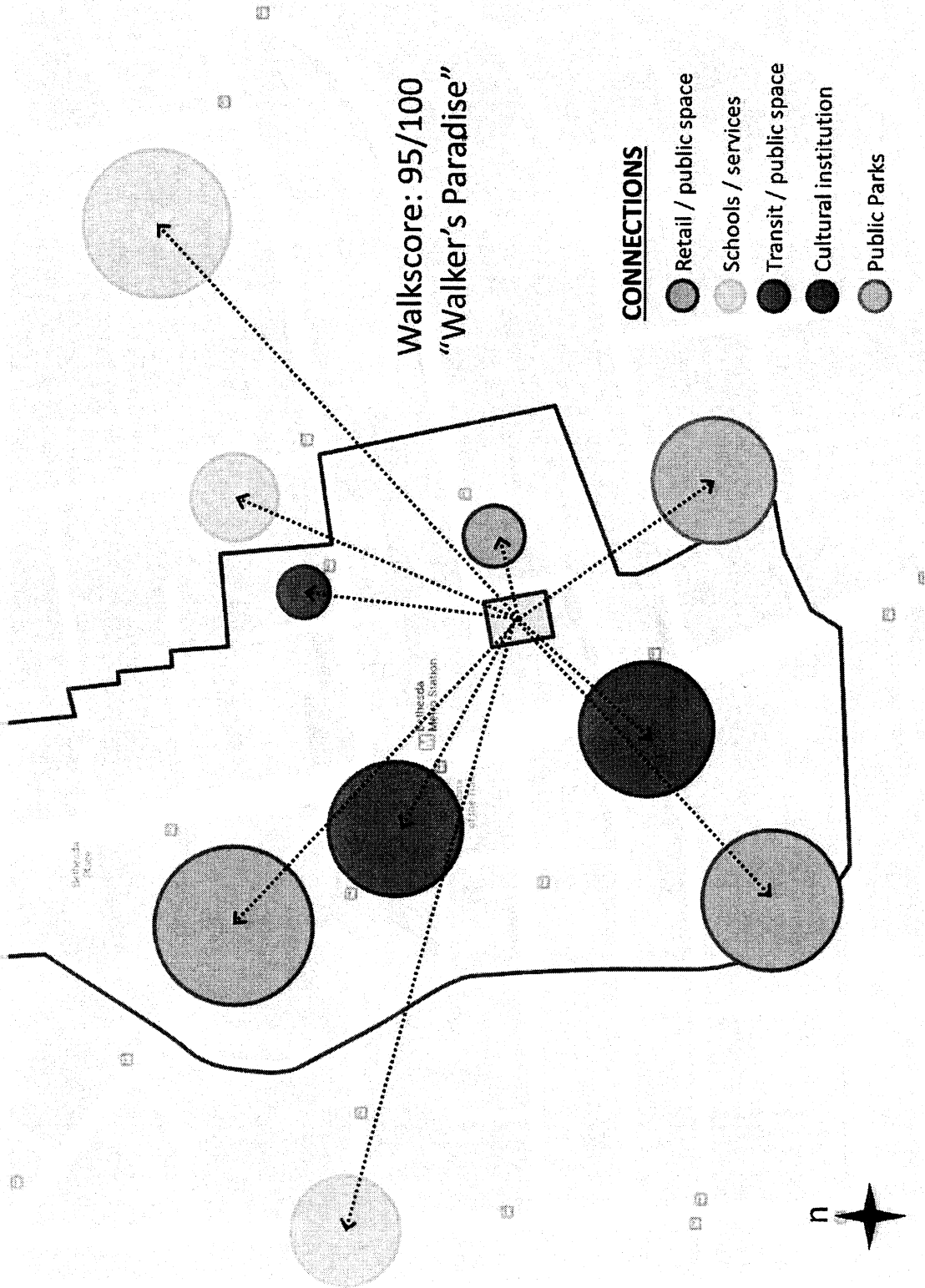
Montgomery Avenue



Attachment #2

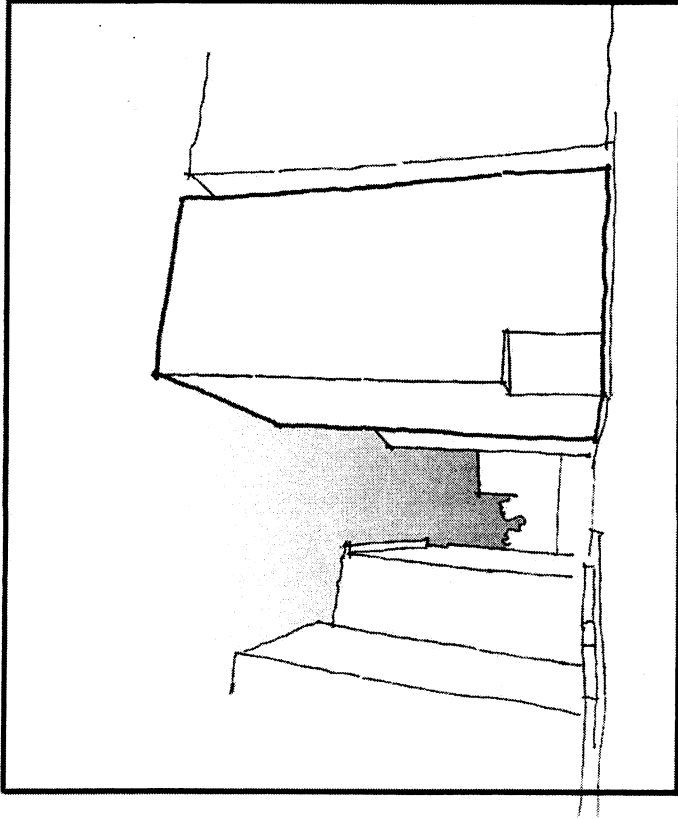
CONSIDERING DENSITY:

Walkability Diagram

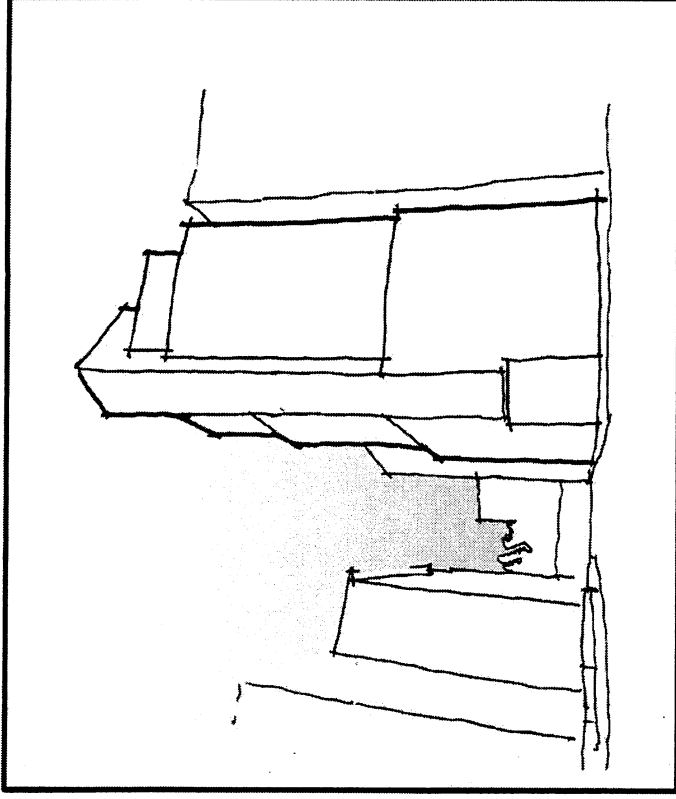


Walkscore: 95/100
"Walker's Paradise"

DESIGN FLEXIBILITY:

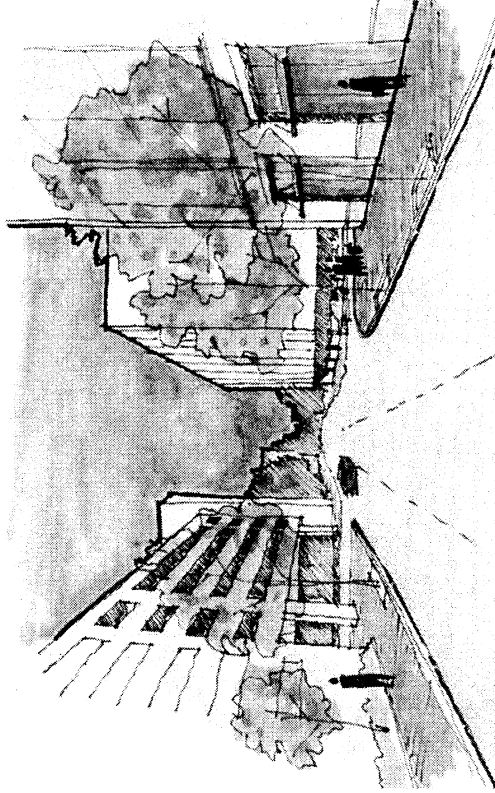
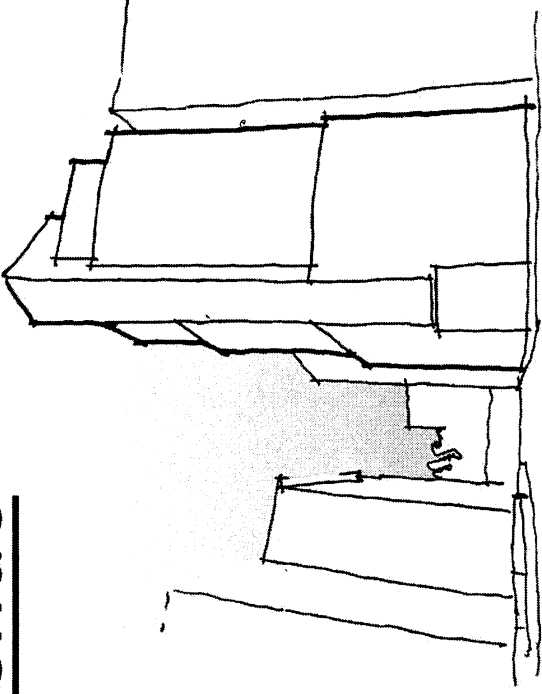
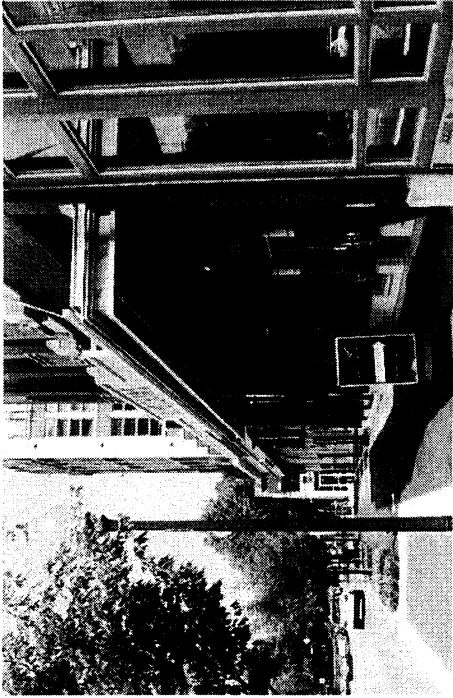


8.0 FAR at lower height
Floor plates maximized to
achieve density goals



8.0 FAR at 300 feet
Setbacks and plane changes
sculpt form and add interest

4630 Montgomery Avenue



RECEIVED
OS23
JUN 22 2015

MCP-CTRACK

From: WordPress <david@oleynik.com>
Sent: Monday, June 22, 2015 11:41 AM
To: Wright, Gwen; MCP-Chair; councilmember.berliner@montgomerycountymd.gov;
councilmember.floreen@montgomerycountymd.gov; Wells-Harley, Marye; Presley, Army;
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: david@oleynik.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 have worked in Metro 2 and Metro 3 and experienced the traffic flow from these building at the end of a business day. There were days that it would take me 20 minutes just to get to Arlington Blvd. Adding this building without changing the traffic grid(lock) in that area would be irresponsible.

Name: David D Oleynik
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <awalkormore@gmail.com>
Sent: Monday, June 22, 2015 11:55 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: awalkormore@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 have always been more attracted to Bethesda than to Friendship Heights because Bethesda has more green space and more sky and light. I never go to Friendship Heights to hang out and do random shopping and dining. I also see people with their dogs in downtown Bethesda in a way I don't in Friendship Heights. Bethesda is for families.

Name: Andrea Senkowski
City: Bethesda
Zip: 20816

MCP-CTRACK

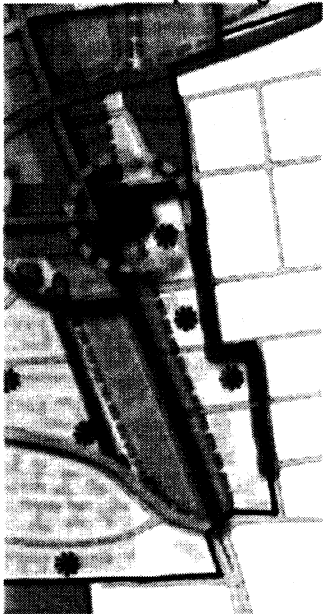
From: Matthew Glasser <mdglasser@aol.com>
Sent: Monday, June 22, 2015 11:48 AM
To: MCP-Chair
Cc: townoffice@townofchevy Chase.org; al.lang@townofchevy Chase.org;
jbickerman@townofchevy Chase.org; vtaplin@townofchevy Chase.org;
fcecere@townofchevy Chase.org; kstrom@townofchevy Chase.org
Subject: Bethesda Plan
Attachments: PastedGraphic-1.tiff; PastedGraphic-2.tiff

Dear Planning Commission Members:

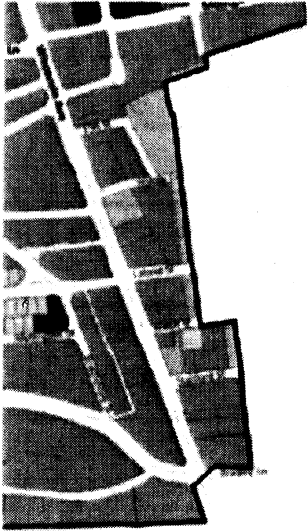
I strongly support the vision and goals underlying the staff draft of the Downtown Plan for Bethesda.

I do have specifically concerns about the green space proposals for the south-east end of the sector, as reflected in the narrative and in two illustrations.

a. I was encouraged to see the area described as “potential open space” on page 11 of the draft, shown with “tree symbols. These areas are currently parking lots, for the most part, and provide an effective demarcation between the low-density residential area to the east and the increasingly busy Wisconsin Avenue Corridor. The prospect of turning these parking lots into park or recreational space preserves this demarcation, and provides much needed public green space in the Bethesda downtown sector.



b. I was dismayed to see the “recommended land use” on page 25 of the draft, which shows this “potential open space” almost entirely developed as mixed use residential and commercial, with only a small corridor of green left along the very eastern edge. Allowing these parking lots to be developed will bring the intense Wisconsin Avenue impacts into direct and intimate conflict with an established residential neighborhood. This is terrible planning, and I urge you not to support this transformation.



I fully understand and expect that Bethesda is becoming increasingly dense and urban, and in that context, it is critically important to claim the undeveloped public parcels, like these parking lots, as public space, and as green space. This is what differentiates thoughtful, green urbanization from thoughtless value-maximizing development.

Please make the right call, and insist that the land use projected for these former parking lots be public and green. Underground parking at these locations would be one way to achieve both ends - Bethesda is chronically short of parking, and an underground lot topped with a linear park would be the ideal outcome. From a financial perspective, a parking impact fee (associated with property development at increased density in adjoining areas) could generate the financing needed to pay for such underground parking facilities, so that no net cost to local authorities may be required. If finances are needed to close the gap, it may be that the Town of Chevy Chase could be convinced to contribute. As a Town resident, I would strongly support such a contribution.

Very truly yours

Matthew D Glasser
7205 46th St
Chevy Chase MD

MCP-CTRACK

From: Andy Hasselwander <ahasselwander@gmail.com>
Sent: Monday, June 22, 2015 12:14 PM
To: MCP-Chair
Cc: Anna Fierst
Subject: Written Testimony from Battery Park Citizens' Association RE: Bethesda Downtown Plan

To Whom it May Concern:

The Board of the Battery Park Citizen's Association (BPCA) held its last meeting of the year on June 10, 2015. All residents were invited via a special email to attend the meeting to discuss the impact of the Bethesda Downtown Plan on the Clubhouse, its grounds, and our surrounding neighborhood. The residents and Board spent an hour going through the Bethesda Downtown Plan staff draft and collected feedback about the plan.

As background the Battery Park neighborhood is a triangle of mostly single family homes (around 200) and a few dozen businesses roughly bounded by Wilson Lane to the South, Old Georgetown Road on the East, Huntington Parkway on the North, and the West Side of Maple Ridge Road on the West. Our neighborhood abuts the area of the Downtown Plan included in the "Battery Lane," "Woodmont Triangle," and "Arlington North" neighborhoods.

The Board voted to submit the following summary of comments on the Plan as collected at that meeting and through other conversations.

- Generally, the BPCA is particularly concerned with elements proposed in the "Battery Lane" section of the plan, and cannot support the plan as it currently stands for reasons outlined below.
- While many elements of the Battery Lane section of the plan are concerning, we are most concerned that the upzoning of the Bethesda Chevy-Chase Rescue Squad and the Lutheran Church properties to CR (Commercial-Residential) with maximum heights of 120 feet will have negative impacts on our neighborhood and Clubhouse that have not been considered in the current draft of the plan.

Specific Concerns:

- **Transition Zones:** Both the Rescue Squad and Lutheran Church should have significant "transition zones" that gradually step up the height of the buildings from the street to make the transition from single family homes to large buildings less abrupt. These transition zones should be mandated in the plan.

- **Build Away from Battery Park Where Possible:** The Rescue Squad in particular has a large lot on which to build. High buildings should be placed to the Northeast on Battery Lane towards existing higher buildings and away from the single family homes in Battery Park. Additionally, current R-10 and R-30 properties further northeast on Battery Lane are *not* being upzoned, and are closer to the existing cluster of high-rise buildings closer to Wisconsin Avenue. Why not upzone these properties vs. those along Old Georgetown Road?
- **Traffic and Pedestrian Safety:** Given the increase in car trips that new residential and retail buildings in both the Battery Lane and Woodmont triangle zones will generate, there should be significant traffic calming measures put in place along Old Georgetown Road, Wilson Lane, and throughout Battery Park. Specifically, the plan calls for an additional 200 rental and condominium units in the Battery Lane area alone. Given this, we are requesting additional traffic lights, crosswalks, wider sidewalks, and protected bike lanes along Old Georgetown Road and Wilson Lane, and the addition of one way streets and additional entry restrictions inside into Battery Park. Currently, there is little to no enforcement of existing entry restrictions; we would also request that the Police make enforcement of entry restrictions a priority for Battery Park.
- **Light Pollution:** We are concerned about light pollution from tall buildings in the Battery Lane District.
- **Impact on Tree Canopy, Storm Water Runoff, and Air Quality:** While the plan does emphasize enhancement of park space, we are concerned that the tree loss due to increased building will have negative impacts on our air and water. We would like to see an emphasis for increased green space and tree planting, particularly along Old Georgetown Road, which suffers today from too much asphalt and no buffers between the road and neighborhoods.
- **Noise from the Rescue Squad:** The Rescue Squad currently uses Battery Park as a cut-through for many trips, and uses sirens for these trips, at all hours of the night. Given that the Rescue Squad is adding more noise to their installation (retail, residential,) there should be restrictions added to the plan regarding noise impacts of emergency vehicles on Battery Park.
- **Road Through Battery Lane Park:** While the plan positions this new road as a "park street," it is nonetheless a street for cars. It was frankly shocking for many residents that the staff plan recommends a new road when we thought the goal was more walkability and green space, and less reliance on cars. We have enough cars in Battery Lane / Battery Park; adding a new street is unnecessary and needlessly negatively impacts one of our few remaining green spaces.

General Plan Impacts

The plan itself continues to add thousands of rental and condo units to downtown Bethesda. Most Battery Park homes funnel to Bethesda Elementary, Westland Middle School, and Bethesda Chevy Chase High School. These schools are already bursting at the seams. Bethesda Elementary in particular is suffering from the burden of more new children each year, and the school's currently ongoing expansion seems unlikely to be adequate for anything more than a few years, not to mention the difficulty in finding new teachers to teach every expanding grade sizes. We would like to see the plan specifically address the impacts of huge amounts of new residential development on the BCC cluster and BE in particular, with realistic (not optimistic) projections. The reality is that Bethesda is a magnet for parents because of our reputation for having good schools; we don't want to see this reputation sullied by unsustainable increases in school-age children.

Thank you for considering our concerns with the Downtown Plan.

Sincerely,

Andy Hasselwander

President, Battery Park Citizens' Association

7908 Glenbrook Road, Bethesda MD 20814

MCP-CTRACK

From: Angela <angcw@msn.com>
Sent: Monday, June 22, 2015 12:36 PM
To: MCP-Chair
Subject: Batter Lane Park

Please DO NOT change the Battery Lane Park!! I have lived at Whitehall on Battery Lane for over 50 years and use the park to walk into Bethesda almost daily. I am afraid any changes will RUIN it - it's fine just the way it is!

I am out of town and cannot attend the meeting on the 24th but wanted to voice my opinion as a long time resident and user of the Park.

Thank you for your consideration.

Angela C. Weisskopf
4981 Battery Lane

MCP-CTRACK

From: Titman, Dorothy R. <drtitman@lercheearly.com>
Sent: Monday, June 22, 2015 12:41 PM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye; DeOcampo, Marc; Jason Bockenek (jbockenek@carrprop.com); Robert Sponseller (rsponseller@sbaranes.com)
Subject: ON BEHALF OF STACY SILBER/BETHESDA SECTOR PLAN
Attachments: Ltr to the Planning Board_Carr Properties_4500 East West Highway.PDF

At the request of Stacy Silber, I am forwarding the attached document to you.

Stacy P. Silber - Attorney

Lerch, Early & Brewer, Chtd. ideas that work
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--

Dorothy R. Titman - Legal Assistant

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psilber@lercheearly.com

June 22, 2015

The Honorable Casey Anderson
Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Carr Properties
4500 East West Highway

Dear Planning Board Chair Anderson and Members of the Planning Commission:

On behalf of 4500 East West Highway, LLC ("Carr"), we are writing to request that Carr's property, located at 4500 East West Highway (the "Property"), be zoned **CR 6.0, C 6.0, R 5.75, H 175'**. As described herein, we are not asking for more density, but simply asking that the density among commercial and residential be reallocated. Carr requests a 175 foot height on the Property (as compared to the 145 foot height currently recommended by the Public Hearing Working Draft), so that the Property's height is consistent with the recommendations for the remainder of Carr's block.

I. Background.

Carr recently opened the first LEED platinum building in Bethesda. Attachment 1. This Class A space was built at a height of 98' and utilized the maximum allowed 4.0 FAR density in the constructed building footprint. Carr constructed its building with the structural and service capacity to add additional stories in anticipation of the upcoming Sector Plan process.

Currently, the Working Draft recommends a 145 foot height for the Property. However, the rest of Carr's contiguous block is recommended for 175 feet. Attachment 2. Shalom Baranes & Associates ("SBA") has been studying Carr's Property and how best to incorporate a new structure on top of the existing building. The discussion below summarizes SBA's findings.

II. Modification of Height and Density on Carr's Property works.

1. Carr's Property Serves as Logical Break Point for a 175 Foot Height Recommendation. Carr's neighbors to the West are currently zoned for 175 feet. Carr's property is the logical break for the 175 foot height limit, as heights increase towards Wisconsin Avenue. Attachment 2 & 3.
2. 175 foot Height Recommendation ensures Sunlight in North Facing Public Use Space. As demonstrated by Shalom Baranes's drawings, Carr's suggested 175 foot height allowance versus a 145 foot height recommendation gives the architect the required envelope of flexibility to sculpt the building. This flexibility ensures that

Carr can set back the additional height from the north facade, ensuring that the plaza and public space along East West Highway retains good sun exposure. Attachment 4.

3. 175 Foot Height Recommendation ensures the New Structure Serves as Focal Point, Rather than an Afterthought. The height differential between 145 and 175 feet will allow any new structure to be set apart from the existing structure and serve as a focal point that seamlessly complements the existing building. With the additional height, Carr can setback the additional structure, which will prevent increased shading of the public use space and minimize the visibility of the additional height from the street. Attachment 4.
4. A Height of 175 Feet will have minimal impact on Pearl Street. The 175 feet height allows for a setback along Pearl street that will permit the building to hold the existing height of 98 feet as a datum and leave the additional height setback from the building edge, maintaining the current scale of the street. This stepped massing approach also ensures that any new buildings constructed on the opposite side of Pearl Street will be in scale with Carr's building.
5. Height Flexibility Will Prevent Disruption of Existing Building Use. The 175 foot height allowance, and associated new structure setback, will allow for any new structure to not impact the core and mechanical penthouse area on the existing roof. Thus, existing tenants' use of the building will not be disrupted, which will ensure continued vibrancy of the area during construction.
6. Adjustment of Density mix is needed to allow expansion of Class A Office Space. Carr is not requesting more density than is recommended by the Working Draft, but instead is asking that the ratio of commercial to residential be adjusted to reflect the realities of an expansion. Carr's expansion will likely be for commercial purposes. As such, we ask that the commercial recommendation be increased to 6.0 FAR to justify the large expenditure associated with a building expansion of Carr's LEED platinum, Class A building.

III. Summary of Modifications to Working Draft.

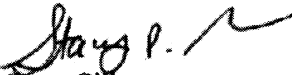
Carr requests the following changes to the Working draft (Draft at p. 111):

- CR6.0, C-6.0, 4-75, R-5.75, H-175 145

The Honorable Casey Anderson
June 22, 2015
Page 3

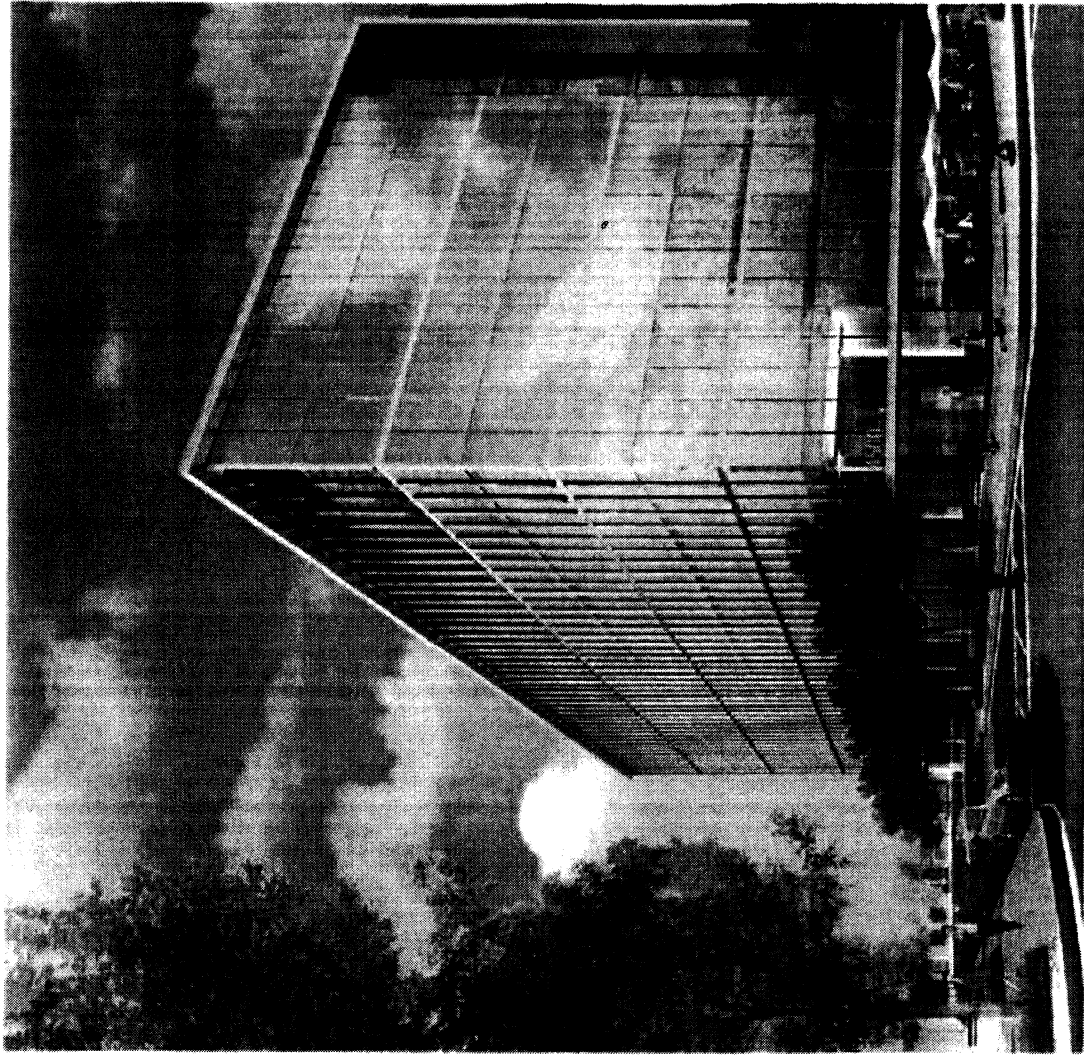
We appreciate your consideration of Carr's request. Please contact me should you have any questions.

Regards,


Stacy Silber

Enclosures

cc: Robert Kronenberg
Leslye Howerton
Marc DeOcampo
Jason Bockenek, Carr Properties
Robert Sponseller, Shalom Baranes Associates

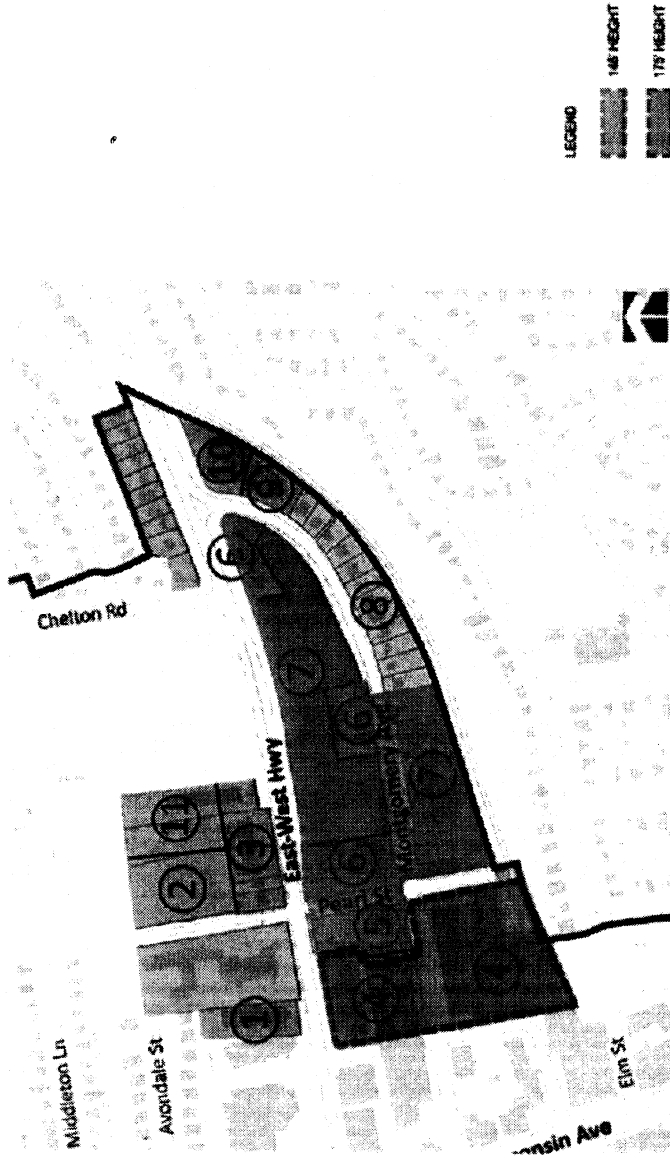


4500 EAST WEST HIGHWAY - BETHESDA, MD

CARR PROPERTIES

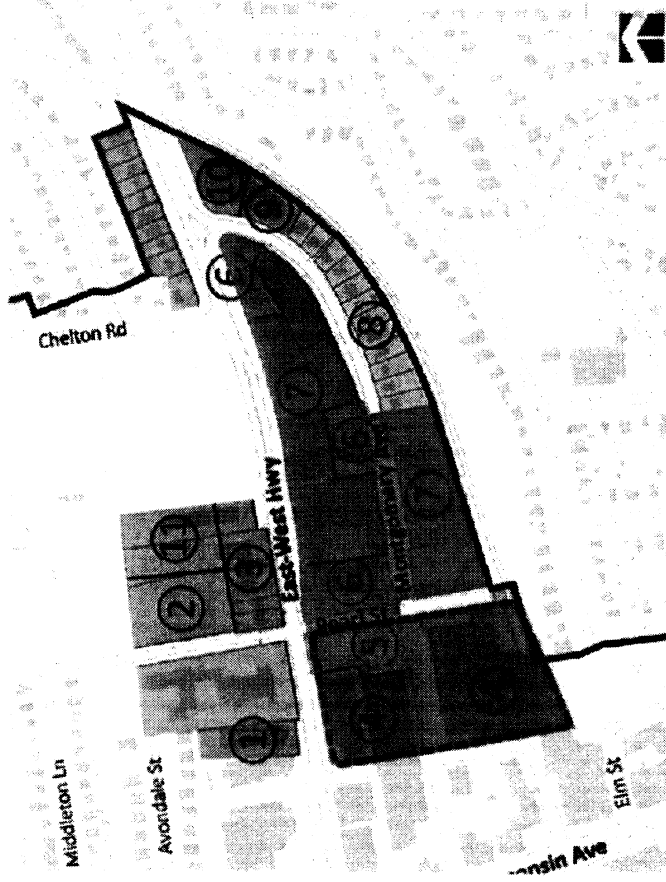
APR 18, 2015 6:25 PM EST - 10/10/15

Figure 3.07: Pearl Districts Recommended Zoning



- ① CR 3.5, CO-7S, R-3.5, H-175
- ② CRT 1.5, CO-2S, R-1.5, H-60
- ③ CR 2.0, CO-S, R-2.0, H-120
- ④ CR 6.0, CA-7S, R-5.7S, H-175
- ⑤ CR 6.0, CA-7S, R-5.7S, H-145
- ⑥ CR 2.0, C-1.7S, R-2.0, H-120
- ⑦ CR 3.5, CA-S, R-3.5, H-120
- ⑧ CRT 0.5, CO-S, R-0.5, H-35
- ⑨ CR 2.0, C-1.7S, R-2.0, H-60
- ⑩ CR 1.5, CA-S, R-1.5, H-100
- ⑪ CR 2.0, CO-S, R-2.0, H-60

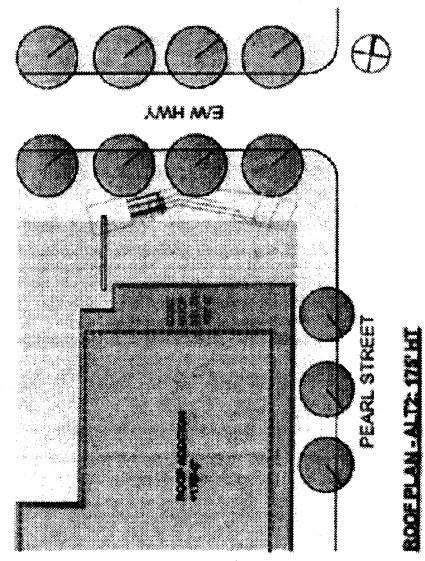
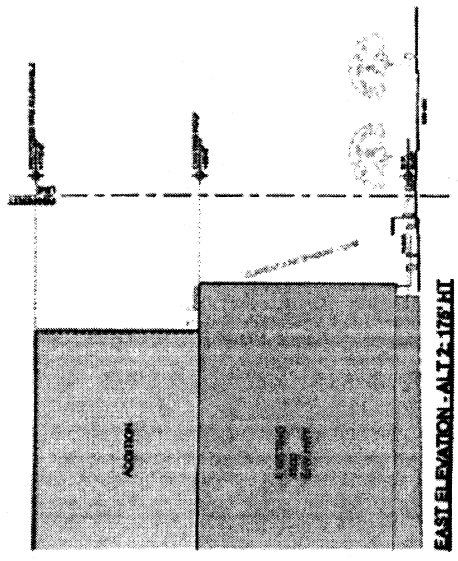
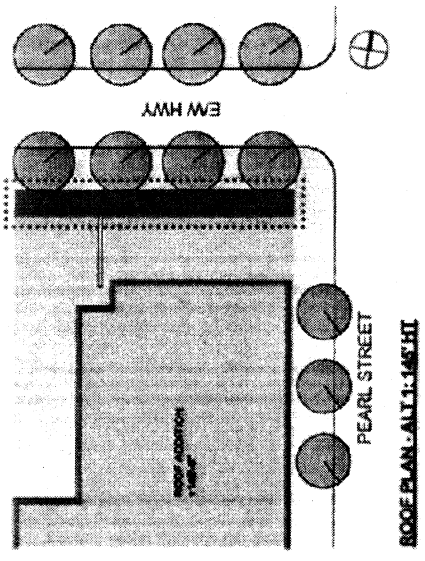
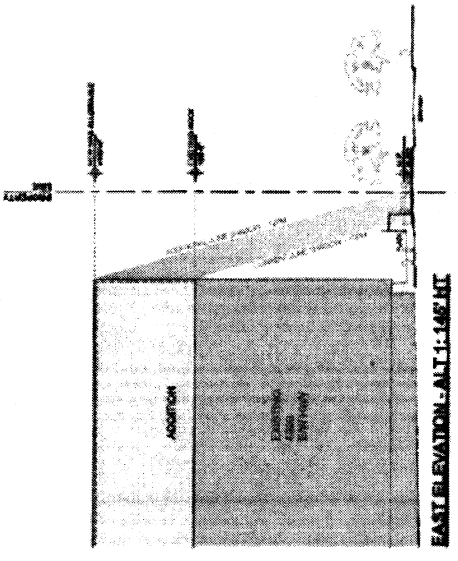
Figure 3.07: Pearl District Recommended Zoning



- | | |
|---|-------------------------------|
| ① | CR 3.5, C-0.75, R-3.5, H-175 |
| ② | CR 1.5, C-0.25, R-1.5, H-50 |
| ③ | CR 2.0, C-0.5, R-2.0, H-100 |
| ④ | CR 6.0, C-4.75, R-5.75, H-175 |
| ⑤ | CR 6.0, C-4.75, R-5.75, H-140 |
| ⑥ | CR 2.0, C-1.75, R-2.0, H-100 |
| ⑦ | CR 3.5, C-0.5, R-3.5, H-100 |
| ⑧ | CR 0.5, C-0.5, R-0.5, H-35 |
| ⑨ | CR 2.0, C-1.75, R-2.0, H-60 |
| ⑩ | CR 3.5, C-3.5, R-3.5, H-100 |
| ⑪ | CR 2.0, C-0.5, R-2.0, H-50 |

LEGEND

[Pattern]	145' HEIGHT
[Pattern]	175' HEIGHT



- LEGEND**
- PROPOSED BLDG AT 145' HEIGHT
 - PROPOSED BLDG AT 175' HEIGHT
 - EXISTING BLDG VOLUME AT 97' HEIGHT
 - SHADOW IMPACT
 - ADDITIONAL SHADOW IMPACT

**SUMMER SHADOW STUDY
MASSING ALTERNATIVES - EAST ELEVATION**

**4500 EAST WEST HIGHWAY - BETHESDA, MD
CARR PROPERTIES**

NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY
DATE: 11.2015
CARR PROPERTIES ASSOCIATES

MCP-CTRACK

From: Titman, Dorothy R. <drtitman@lercheearly.com>
Sent: Monday, June 22, 2015 12:57 PM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye; DeOcampo, Marc; joelf@harveycompanies.com; gregf@harveycompanies.com; rscheer@scheerpartners.com
Subject: ON BEHALF OF STACY SILBER/Bethesda Sector Plan: Harvey Companies and Scheer Partners
Attachments: Ltr to the Planning Board_Harvey Companies and Scheer Partners.PDF

At the request of Stacy Silber, I am forwarding the attached document.

Stacy P. Silber - Attorney

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June 22, 2015

The Honorable Casey Anderson
Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Harvey Companies and Scheer Partners
Northeast quadrant of Bradley Boulevard and Arlington Road

Dear Planning Board Chair Anderson and Members of the Planning Commission:

On behalf of The Harvey Companies and Scheer Partners, the owners of property located at the northeast quadrant of Bradley Boulevard and Arlington Road ("Owners"), we provide the following comments on Staff's Public Hearing Draft of the Bethesda Downtown Plan, dated May 2015 ("Draft Plan"). As discussed in detail herein, in order for Arlington South and the Properties to emerge, as recommended by Staff, greater density and height is essential.

I. Draft Plan Designates Arlington South as an "Emerging Center of Activity"

Harvey is a long term holder of assets in Montgomery County and the region, owning over 2 million square feet within the Mid-Atlantic region. Robert Scheer, and Scheer Partners have a long history in the County as a leading commercial office real estate firm. Staff designates the Property and two adjoining buildings to the North (the "Properties"), as part of an "Emerging Center of Activity." Arlington South is one of the few areas of Bethesda that has been in effect left behind. Streetscapes have not been added, gathering spaces are not provided, and there is not a continuous retail opportunity along Arlington Road from Bradley Boulevard to Bethesda Avenue. Rather, there are gaps. As a result, people are increasingly passing through this area as a means to get to Bethesda Row, rather than stopping and shopping. (Attachments 1 & 2) The Streetsense Retail Planning Strategy Report recognized that Arlington South is a "projected retail node" and a "Gateway" for commuters/residents and employees.

The Draft Plan promotes the emergence of the Arlington South District to fix some of the existing challenges of the area, and to encourage additional retail, office and residential development. As part of this emergence, the Draft Plan recommends:

1. A "Gateway" at the intersection of Bradley and Arlington, adjacent to the Property;
2. Improving connectivity to the Capital Crescent Trail ("CCT"), including adding a bridge from the trail;
3. Open space gathering area; and
4. New Streetscape.

The Owners agree with this vision. However, the economic reality is that the Properties will not redevelop and the associated public amenities and gateway will not emerge without sufficient density and height.

II. Cystic Fibrosis's World Headquarters Will Remain in County and Jobs will Increase if Sector Plan Recommends Greater Density/Height on the Properties.

The Property is a unique "shovel ready" project in Arlington South. It is a rare site in Montgomery County where new office expansion makes sense now.

Cystic Fibrosis, a long term tenant, has its world headquarters on the Property. It occupies the majority of the site, and houses over 200 employees on the Property and in Arlington South. With Cystic's advances in drug development, they are adding 100 new employees to result in 300 jobs within the next two years. Because of the Property's location, and competitive rents, Cystic wants to house these additional employees on the Property. The Owners are moving their own offices out of their building to service Cystic's immediate needs, but Harvey and Scheer cannot accommodate Cystic's future demands with their existing buildings or with the current Draft Plan recommendations. With an increase in height and density as the Owners propose, however, Arlington South and Montgomery County can retain Cystic and its hundreds of employees.

III. Needed Changes to Draft Plan to Allow Arlington South to Emerge

A. Zoning/Height: CRT-3.5, C3.25, R.3.25, H.100/120

1. Heights should range from 70 feet along CCT to 120 feet along Arlington Road

The Draft Plan suggests the Properties' heights be limited to 70 feet. Owners' office building, located at 6931 Arlington Road, and parking structure are already at approximately 65 feet. The office building on Arlington (6935 Arlington Road) is approximately 50 feet, and the CVS building is at approximately 45 feet. Given the excellent condition of the CVS building and for economic reasons, the Owners will build on-top of this structure. A 70 foot building does not provide sufficient height to utilize additional density and justify redevelopment.

In all other Emerging Centers of Activity, Staff recommends between 90 and 120 feet, acknowledging that height and density is needed to create the environment for an area to emerge. Specifically, a height of between 100 and 120 feet is needed for buildings fronting on Arlington Road, and is appropriate on the Properties for several reasons:

- (1) The Properties sit at the lowest point along Arlington Road and Bradley Boulevard, making a taller building feel in scale with surrounding development.
Attachments 3 & 4;
- (2) The Properties are surrounded by commercial development at each quadrant of the intersection, and are buffered by the existing ± 65 foot high office building

(6931 Arlington Road) and ±65 foot high parking structure, trees and the CCT from the residential further down Bradley Boulevard; and

- (3) The Owners propose that a 70 foot height recommendation remain for 6931 Arlington Road, a building adjacent to the CCT, so that an appropriate transition remains to the CCT and the Sacks residential community.

1. Density Recommendation should be slightly increased.

Currently the Draft Plan recommends a CRT of 2.75, C-1.75, and R-1.0. The Owners request an overall increase of 0.75 FAR or a recommendation of CRT 3.50. Density of 3.50 FAR is needed on the Properties if there is a desire for Arlington South to in fact emerge. Currently, the Draft Plan recommends a layering of public amenities on the Properties, including the provision of gathering spaces, streetscape, public connections and a bridge. Requiring the acquisition of density on this site, above and beyond the cost of the many recommended public benefits on the Properties, will serve as deterrent to redevelopment and resulting job growth.

The Owners request that the allocation between Residential and Commercial be readjusted to allow the construction of office space for Cystic Fibrosis, and provide the flexibility to allow a mix of uses if the market supports. As such, we ask that the Sector Plan recommend: **CRT-3.5, C3.25, R.3.25.**

B. Community Gathering Space,

The renowned landscape architectural firm of Oehme, Van Sweden & Associates ("OVS") has studied Arlington South and the Properties as it relates to public space in context with the Draft Plan's vision for this area. The Draft Plan recommends that a community gathering space be located mid-block along Arlington Road (Draft Plan at p. 79). OVS agrees that a community gathering space is important, but strongly recommends that such gathering space not be located on Arlington Road, as indicated in the Draft Plan, for the following reasons:

- (1) Providing a mid-block plaza (Arlington South Gateway Park) at the streetscape will disrupt and interrupt the retail corridor that is recommended along Arlington Road (Attachment 1);
- (2) It causes activity to stop along Arlington Road, rather than drawing it towards the trail; and
- (3) Having a gathering area along Arlington Road results in a potentially dangerous situation with children and pedestrians congregating close to the roadway.

Rather than a mid-block plaza along Arlington Road, OVS recommends a linear pedestrian/bike connection through the Properties to a plaza adjacent to 6931 Arlington Road. In urban areas, OVS has found that gathering areas with hardscape and targeted green draw people

in, and cause them to stay. Attachment 5. As shown on the illustration, this connection and gathering space:

- (1) Provides a much needed cohesive linkage to the Capital Crescent Trail;
- (2) Creates an active space visible from Arlington Road, but near to the trail, which will promote foot and bike traffic from Arlington Road to the CCT, a priority of the community; and
- (3) Promotes an essential continuous retail corridor that truly can emerge along Arlington Road, as shown within Attachment 1.

Of course, without the height/density to allow redevelopment, a new community gathering space is not economically feasible and will not emerge.

C. New Trail Connection.

A new accessible trail connection is an important element in improving connectivity within Arlington South and between Arlington South and other areas of Bethesda. Similar to a new gathering space, heights of 100/120 feet are needed to allow a new trail connection to emerge. As a result of the grade in the area, and in an effort to improve connectivity from the CCT to Arlington South, OVS proposes that the ideal location for the bridge is from the trail down to a new community gathering space on the Property (the "Arlington Road Connection"). Attachments 6, 7, 8 & 9.

1. Challenges with Bridge from Bradley Boulevard to CCT.

Currently Staff is recommending that a new bridge be located from Bradley Boulevard to the CCT. Working Draft at p. 50. OVS studied this further and concluded that this location is problematic for several reasons:

- There is a severe, approximately 26 foot, grade change from Bradley to the CCT, which requires a 400 foot long bridge.
- Safety concerns make this location the most problematic. Because of the grade change and location, a cyclist riding down the bridge/ramp leading to Bradley will have a very short space to slow down to safely maneuver the turn onto Bradley Boulevard and oncoming traffic.
- In addition to the issues associated with the cost, grading and impact of such a project, the resultant elevated bridge will extend across nearly the entire frontage of the Property along the trail, effectively eliminating the terrace space adjacent to the trail and thus the intended improved connection from the CCT to Arlington Road.

2. Ideal Location of Bridge to CCT is Arlington Road Connection.

The Arlington Road Connection is an ideal location for a number of reasons:

- ÓVS has found that by simply moving the bridge further west along the CCT, the grade change evens out. A bridge connection by the Property only needs to address a 15 foot grade change, which would allow a bridge to be constructed at approximately 200 feet in length (as opposed to 400 feet if constructed by Bradley).
- With the Arlington Road Connection, trail users will be drawn to the retail along Arlington Road, which will help spur retail and other uses to emerge in this area.
- Arlington Road connection will allow a new gathering area to emerge along the trail, where people can gather to read the newspaper, or connect with friends. Attachments 6, 7, 8, & 9. Currently, the space is an unused area because of the poor connection and visibility from the trail to Arlington Road.

D. Bike Lanes Along Arlington Road

The four lanes of roadway are currently fully used, and are essential for turning movements into area retail establishments. There is a concern that converting one lane of travel to a bike lane will cause cars to back-up along Arlington Road as cars turn into the existing and new retail establishments.

IV. Summary of proposed changes to Sector Plan

A. Density/Height Recommendations (Working Draft p. 115):

(3) CRT 3.50 2.75, C-3.25 1.75, R-3.25 1.0, H100/120 70 – (frontage along Arlington Road)

(5) CRT 3.50, C-3.25, R-3.25, H70 (frontage along CCT).

B. Community Gathering Space. (Working Draft p. 79).

Vision: ~~This community gathering space will be a link between park will be an urban greenway gateway linking the Arlington South District to the Capital Crescent Trail. The PROS Plan defines an urban greenway as a "linear park that provides trails or wide landscaped walkways and bikeways and may include other recreational and natural amenities."~~

Recommended size: The size of this space is to be determined at time of regulatory plan review. A linear pedestrian/bike connection should be provided from Arlington Road through two community gathering areas,

leading to the trail. Staff recommends a minimum of 12 feet in between the existing buildings that are adjacent to the Capital Crescent Trail, which opens up to community gathering space and potential cafe seating. Beyond the community gathering space, sidewalks are provided adjacent to vehicular traffic to convey pedestrians and cyclists to Arlington Road. And a larger 20 feet in the area leading to Arlington Road.

C. Capital Crescent Trail Connector (Working Draft p.50)

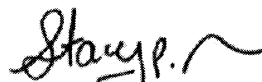
1. ~~Bradley Boulevard~~ Arlington Road/Capital Crescent Trail Connector

Bicycle/ADA Accessible Ramp: Northwest side of the ~~Bradley Boulevard~~ Capital Crescent Trail to Arlington Road.

Although a staircase currently exists in this location, this Plan recommends that a new bicycle/ADA Accessible ramp be considered in this location to better facilitate the connection between an existing regional bikeway (~~Bradley Boulevard Separated Bikeway~~). Based on preliminary analysis, this ramp would extend approximately 200 400 linear feet, from the ~~Bradley Boulevard~~ Capital Crescent Trail to a new public terrace space and linear connection to Arlington Road, to achieve an ADA-compliant longitudinal grade. This improvement should be considered at the time the adjacent property is redeveloped.

We appreciate your consideration of Harvey's and Scheer's requests, and ask that this letter and attachments be included in the record for the Sector Plan.

Sincerely,


Stacy P. Silber

cc: Robert Kronenberg
Leslye Howerton
Marc DeOcampo
Joel Fernebok
Greg Fernebok
Robert Scheer

6933 ARLINGTON ROAD

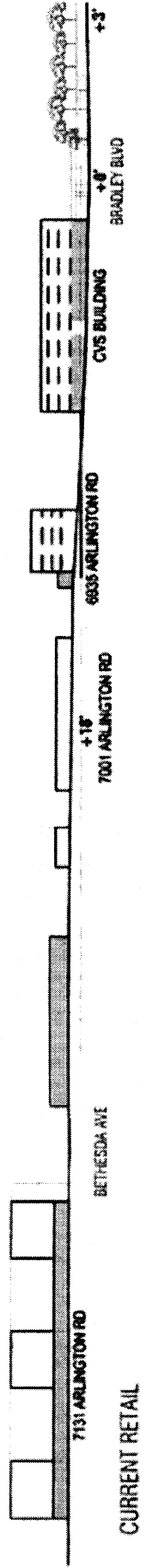
Bethesda, Maryland

Bradley Arlington Limited Partnership

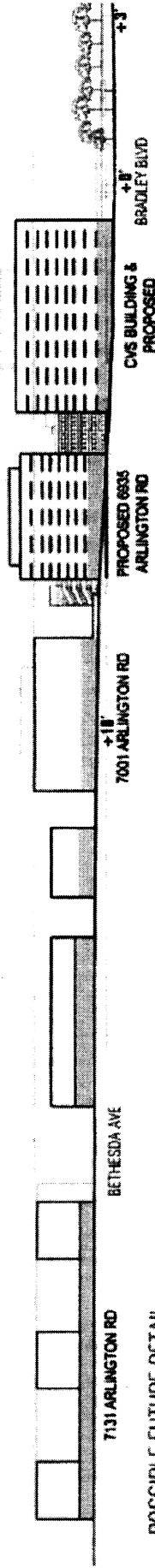
June 24, 2015

shiloh baranes associates | architects

OEHME, WIK | SWEDEN | OVS



CURRENT RETAIL



POSSIBLE FUTURE RETAIL

SHARON BETHESDA ASSOCIATES
CEHME VAN SWEDEN | CVS

6933 ARLINGTON ROAD
BETHESDA, MARYLAND



RETAIL CORNER Conceptual Character

June 24, 2015 Attachment 2

**6933 ARLINGTON ROAD
BETHESDA, MARYLAND**

stuart baranes associates architects
CEHME VAN SWEDEN | OVS



Conceptual Character

June 24, 2015 Attachment 3

6933 ARLINGTON ROAD
BETHESDA, MARYLAND

STUDIO BIRDAH ASSOCIATES | ARCHITECTS
CEHME VAN SWEDEN | OVS



6933 ARLINGTON ROAD
BETHESDA, MARYLAND

sharon baranes associates | architects
OEHME VAN SWEDEN | OVS

Conceptual Character

June 24, 2015 Attachment 4

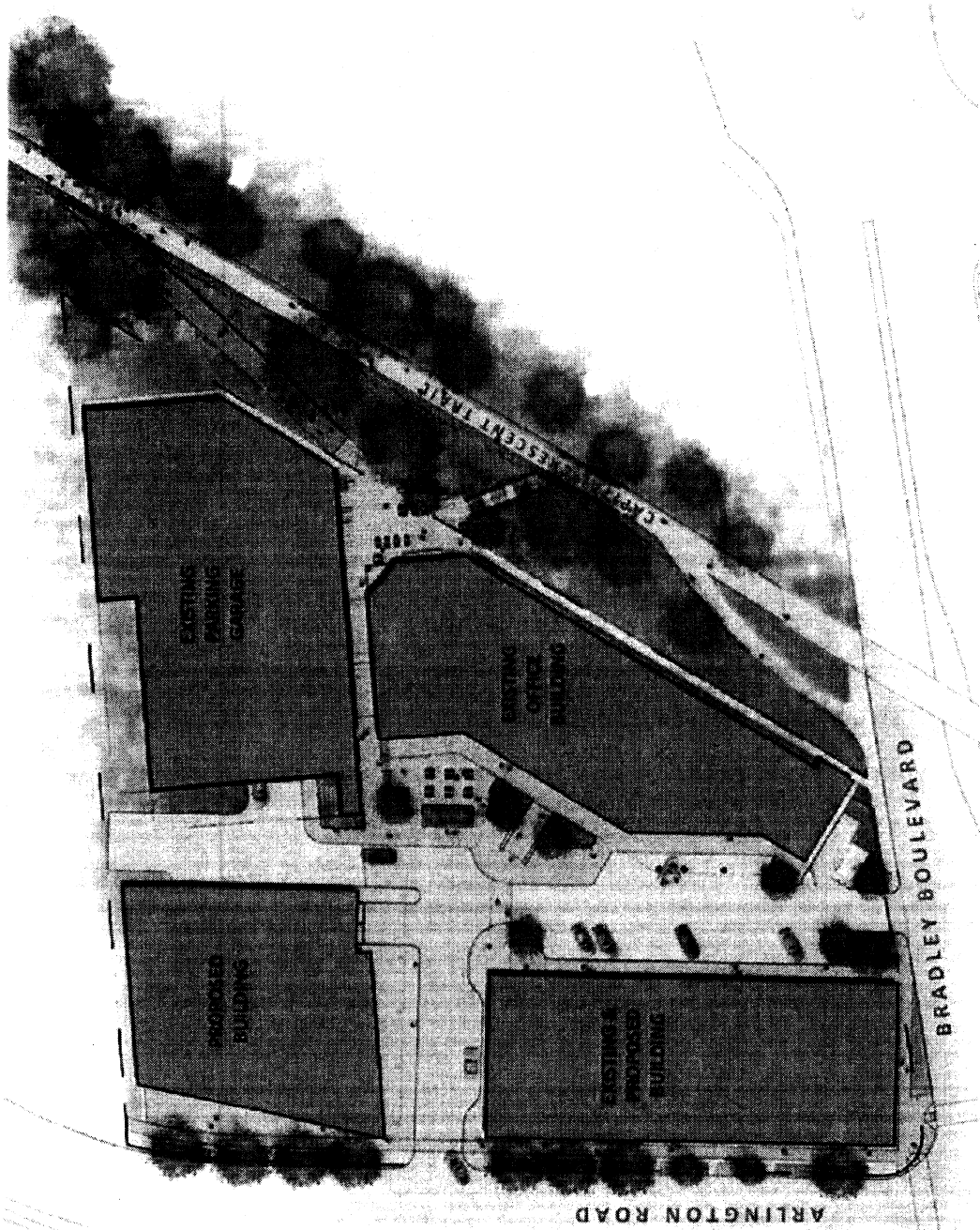


station baranes associates | architects
OEHME VAN SWEDEN | ONS

6933 ARLINGTON ROAD
BETHESDA, MARYLAND

Conceptual Character

June 24, 2015 Attachment 5

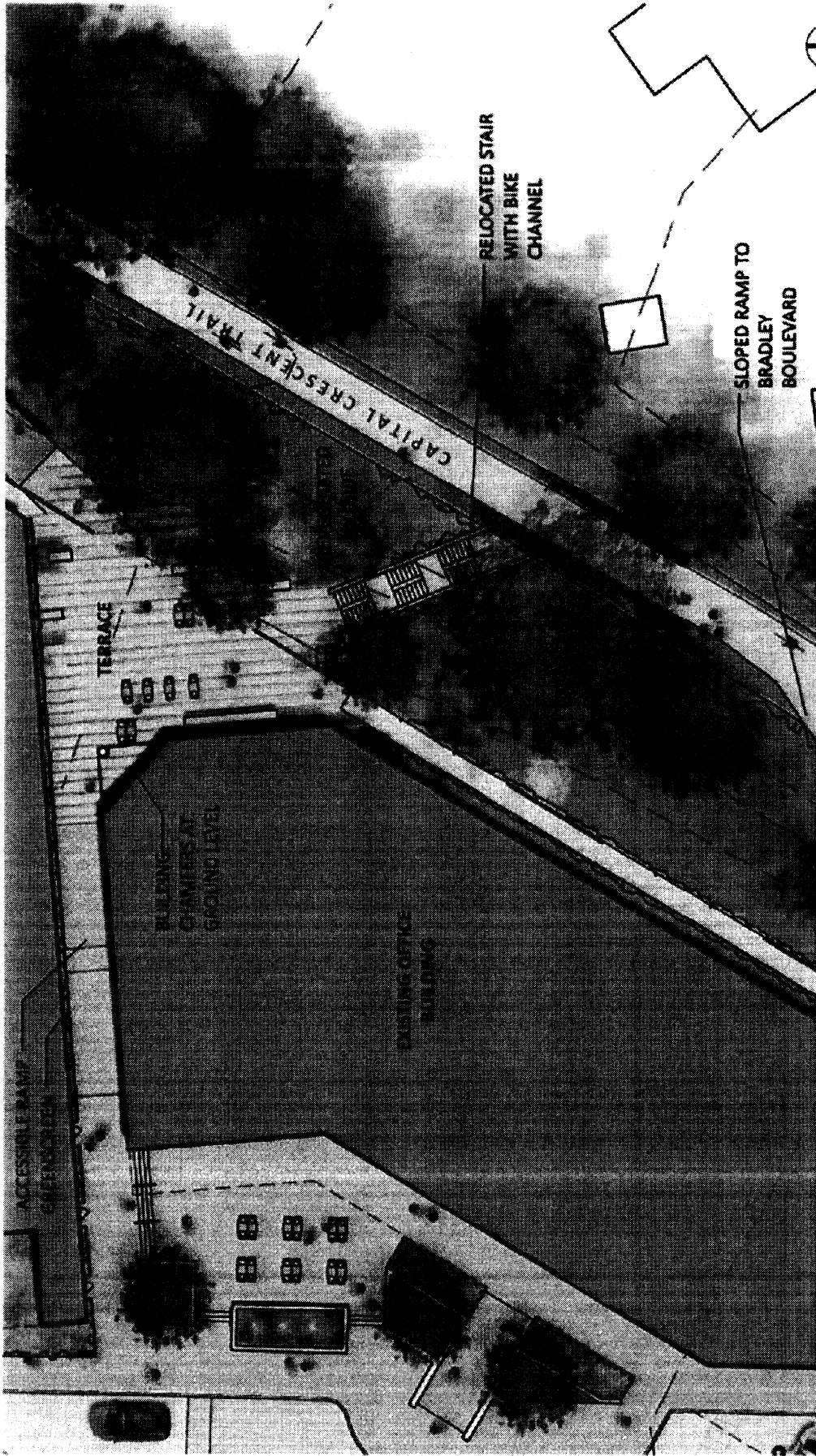


CONCEPTUAL SITE PLAN

June 24, 2015 Attachment 6

**6933 ARLINGTON ROAD
BETHESDA, MARYLAND**

shalem baron associates | architects
CEHME vlp SWEDEN | OVS



CCT TERRACE Conceptual Design

June 24, 2015 Attachment 7

6933 ARLINGTON ROAD
 BETHESDA, MARYLAND

sharon barajas associates
 OEHME VAN SWEDEN | OVS



Cehme, van Sweden / New York Botanical Garden / New York, New York



Shengfer

shalem baranes associates | architects
CEHME van SWEDEN | OVS

6933 ARLINGTON ROAD
BETHESDA, MARYLAND

CCT TERRACE Conceptual Character

June 24, 2015 Attachment 8



CCT TERRACE Conceptual Character

shelton baranes associates | architects
OEHME VAN SWEDEN | OVS

6933 ARLINGTON ROAD
BETHESDA, MARYLAND

June 24, 2015 Attachment 9

MCP-CTRACK

From: WordPress <rodearobin@gmail.com>
Sent: Monday, June 22, 2015 1:05 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: rodearobin@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:

We need to retain some of the original beauty of downtown Bethesda. The increasing number of high-rise buildings are giving it a claustrophobic feel.

Name: Florence Winnik
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Inmcareers@gmail.com>
Sent: Monday, June 22, 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: Inmcareers@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:

There is always pressure to build on every available piece of real estate in high income areas. We need more green and open space to continue having a resident friendly environment and ambience in Bethesda.

Name: Irene Mendelson
City: Bethesda
Zip: 20814

MCP-CTRACK

From: Stephen Marcus <semarc737@gmail.com>
Sent: Monday, June 22, 2015 1:24 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,

The Brookfield plan is contrary to the health and vitality of downtown Bethesda. I strongly reject their proposed plans for a new building and park area at the Bethesda Metro. The proposed new building would dwarf the area to a cartoonish extreme (the scale is completely inappropriate) and the proposed park is inadequate at best for the space. Please reject their plan in its entirety. While I strongly support the vision of the Clark plan and find it vastly superior to the Brookfield plan, it still does not adequately address the reasons this space has been so underused and disappointing. I suggest sponsoring a competition along the lines other cities have used to get the most out of such a potentially grand space (such as Dilworth Park in Philadelphia <http://www.ccdparks.org/dilworth-park>).

Sincerely,
Stephen Marcus

MCP-CTRACK

From: Reutershan, Susan M. <smreutershan@lerchearly.com>
Sent: Monday, June 22, 2015 1:26 PM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye
Subject: Bethesda Downtown Plan; 7272 Wisconsin Avenue; Written Testimony
Attachments: Scan726.PDF

Dear Chairman Anderson and Members of the Board,

Attached is written testimony submitted on behalf of 7272 Wisconsin Building Corporation, the Owner of the Apex Building located at 7272 Wisconsin Avenue. Please include this written testimony in the public hearing record of the Bethesda Downtown Plan.

Thank you.

--

Susan M. Reutershan - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 841-3830 Fax: (301) 347-3754 - smreutershan@lerchearly.com
Bio: <http://www.lerchearly.com/team/susan-m-reutershan>
Vcard: <http://www.lerchearly.com/team/susan-m-reutershan-vcard>

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ideas that work

Attorneys at Law

3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814

Tel. (301) 986-1300
www.lercheearly.com

June 22, 2015

VIA ELECTRONIC MAIL

Mr. Casey Anderson, Chair and Members of the Planning Board
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Public Hearing on Bethesda Downtown Plan;
Apex Building; 7272 Wisconsin Avenue

Dear Chair Anderson and Members of the Planning Board:

We represent 7272 Wisconsin Building Corporation, the Owner of the building located at 7272 Wisconsin Avenue in Bethesda (the "Apex Building" or the "Property"). The Owner is a wholly-owned subsidiary of the American Society of Health-System Pharmacists ("ASHP"). As you may recall, ASHP and the Owner worked diligently with the County and the Planning Board on the Purple Line Minor Master Plan Amendment, while seeking a solution that would support removing the building as part of construction of the yet-unfunded Purple Line. As a part of that Minor Master Plan Amendment and SMA, the Property was rezoned to CR 8.0, C-7.5, R-7.5, H-250. Our understanding was and is that at the time of the Bethesda Downtown Plan, the Minor Master Plan Amendment area would not be a part of the new Plan and would remain unchanged. We are concerned that the manner in which the recommended zoning is depicted in the Draft of the Bethesda Downtown Plan (the "Plan") is confusing, and that it may subject the zoning of the Property to uncertainty in the future.

The Recommended Zoning Map on page 95 of the Plan and the textual provision on page 94 of the Plan (see attached pages) describe no existing or continuing zoning recommendation for the Property. On the Recommended Zoning Map, the property immediately to the north of the Property (circle 11) is recommended for the CR 6.0, C-4.75, R-5.75, H-250 Zone and the property immediately to the south of the Property (circle 23) is recommended for the CR 6.0, C-

Mr. Casey Anderson
June 22, 2015
Page 2

6.0, R-6.0, H-250 Zone. Because the Map does not separately identify and exclude, or divide the Property from its neighbors differently, the Map is unclear as to what zone applies to the Property. Further, the text in the 6th bullet point on page 94 of the Plan that states "Retain CR 8.0 where it already exists (see figure 3.01 Recommended Zoning)" suggests that the Property is also recommended for the CR 6.0 Zone in the Plan, as there is no reference to reconfirm the existing CR 8.0 Zone on the Property on figure 3.01. The lack of clarity creates an uncertainty that we request the Planning Board correct.

To ensure that the zoning of the Property is clear now and in the future, we suggest that the Recommended Zoning Map on page 95 be revised to show the current zoning of the Property. The Map on page 95 could show an asterisk on the Property, with a footnote referencing that the existing zoning for the Property is being maintained, or a note distinguishing the zoning on the Property from the zoning designations for the properties immediately to the north and to the south, to avoid any misunderstandings as to the zoning of the Property in the future.

Thank you for your consideration of this request.

Very truly yours,

LERCH, EARLY & BREWER, CHARTERED



William Kominers



Susan M. Reutershan

SMR/pm

cc: David Witmer
Paula Tiedemann, Esquire
David Silver, Esquire

b. Zoning

- Increase maximum building height to 290 feet around the Bethesda Metrorail Station (see Figure 2.20: Recommended Building Heights).
- Increase maximum building height to 250 feet for the area surrounding Veteran's Park and properties surrounding the proposed Metrorail and Purple Line Stations (see Figure 2.20: Recommended Building Heights).
- Increase maximum building height to 200 feet around the Farm Women's Cooperative Market and along Bethesda Avenue near the intersection with Wisconsin Avenue (see Figure 2.20: Recommended Building Heights).
- Establish six priority sending sites for density averaging (Farm Women's Cooperative Market, Union Hardware site, the old post office, Wilson Store at 7250 Wisconsin Avenue, Brooks Photographer's Building at 7349 Wisconsin Avenue, St. John's Episcopal Church) to create, enhance and/or preserve key parks and historic and community resources (see figure 4.01 Proposed Priority Sending Sites).
- Increase the density for the Farm Women's Cooperative Market site to CR-6.0 (see figure 3.01 Recommended Zoning).
- Increase density for properties within the 290 foot height area to CR-8.0. Retain CR-8.0 where it already exists (see figure 3.01 Recommended Zoning).
- Increase density for properties within the 250 foot height area to CR-6.0 (see figure 3.01 Recommended Zoning).
- Increase density for properties within the 200 feet height area to CR-5.0 (see figure 3.01 Recommended Zoning).

B. Urban Design

1. Public Realm

- a. Goal: Create green, active and walkable sidewalks that are designed to balance pedestrian and retail activity with vehicular and BRT traffic along this major corridor.**

Recommendations:

- Provide a planting and furnishing buffer against street traffic.
- Ensure a clear pedestrian pathway.
- Allow space for various activities, such as outdoor dining in retail focus areas, and provide planting and seating along remaining sections of the street.

- b. Goal: Create major civic gathering spaces as the hinge between Wisconsin Avenue, Norfolk Avenue and Bethesda Avenue.**

Recommendations:

- Expand Veteran's Park through a new Civic Green bordered by a shared street that connects Wisconsin Avenue to Norfolk Avenue and Woodmont Triangle.
- Enhance the Farm Women's Cooperative Market as both a market and a public space connected to Bethesda Avenue and the Bethesda Row district.

- c. Goal: Activate privately-owned public use spaces that are often underutilized.**

Recommendations:

- Improve visibility and connections to the street.
- Consider integrating new buildings with active ground-floor uses.
- Use creative wayfinding and public art as beacons.
- Unclutter plaza spaces by smoothing grade and limiting large permanent furniture.
- Integrate stormwater management practices into flexible lawn spaces and plantings.
- Encourage more temporary programming, such as events kiosks and educational opportunities.

Figure 3.01: Wisconsin Avenue District Recommended Zoning



- ① CR 3.5, C-1.25, R-3.5, H-120
- ② CR 3.5, C-2.5, R-3.25, H-90
- ③ CR 1.75, C-1.25, R-1.75, H-70
- ④ CR 3.5, C-1.25, R-3.25, H-120
- ⑤ CR 3.5, C-1.25, R-3.25, H-145
- ⑥ CR 3.5, C-1.25, R-3.25, H-110
- ⑦ CR 3.5, C-2.5, R-3.25, H-120
- ⑧ CR 6.0, C-1.25, R-6.0, H-175
- ⑨ CR 6.0, C-1.25, R-6.0, H-250
- ⑩ CR 6.0, C-6.0, R-5.75, H-250
- ⑪ CR 6.0, C-4.75, R-5.75, H-250
- ⑫ CR 6.0, C-4.75, R-5.75, H-110
- ⑬ CR 6.0, C-6.0, R-5.75, H-175
- ⑭ CR 6.0, C-4.75, R-5.75, H-175
- ⑮ CR 6.0, C-4.75, R-5.75, H-290
- ⑯ CR 6.0, C-6.0, R-4.75, H-110
- ⑰ CR 6.0, C-6.0, R-4.75, H-240
- ⑱ CR 6.0, C-6.0, R-4.75, H-290
- ⑲ CR 8.0, C-6.0, R-7.5, H-290
- ⑳ CR 8.0, C-6.0, R-7.5, H-240
- ㉑ CR 8.0, C-6.0, R-7.5, H-210
- ㉒ CR 6.0, C-4.75, R-5.75, H-150
- ㉓ CR 6.0, C-6.0, R-6.0, H-250
- ㉔ CR 6.0, C-4.75, R-5.75, H-35
- ㉕ CR 3.5, C-2.5, R-3.25, H-90
- ㉖ CR 6.0, C-4.75, R-5.75, H-200
- ㉗ CR 5.0, C-5.0, R-5.0, H-200
- ㉘ CR 3.5, C-1.25, R-3.5, H-145

MCP-CTRACK

From: WordPress <kkosin@gwmail.gwu.edu>
Sent: Monday, June 22, 2015 1:32 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: kkosin@gwmail.gwu.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:

We already have a number of tall developments and office buildings going up all around town, but no new parks/public gathering spaces are being built--and that is something we sorely need in Bethesda right now. Current public space should not be reduced; that is not smart growth.

Between this and the planned destruction of Battery Lane Park, I am rather alarmed for the future of this community. The current \"vision\" for Bethesda under the Planning Board seems to have a blatant disregard for the needs and quality of life of area residents--there seems to be a trend towards sacrificing community space to accommodate developers. Frankly I think that if the Council supports these proposals for limiting public spaces, it may be time to elect some new Council members.

Name: Katharine Kosin
City: Bethesda
Zip: 20814

MCP-CTRACK

From: Veronique Marier <veromarier@hotmail.com>
Sent: Monday, June 22, 2015 1:36 PM
To: MCP-Chair
Subject: FW: Testimony for Bethesda Downtown Plan (June 24th)
Attachments: DBPlan testimony draft 15 06 22 FINAL.pdf

Please see enclosed.



Véronique Marier

Executive Director, Bethesda Green

p:240.396.2440 X- 101

| m:240.475.0024 e:veronique@bethesdagreen.org | w:www.bethesdagreen.org

a: 4825 Cordell Avenue, Suite 200

From: veromarier@hotmail.com
To: bethesdadowntownplan@montgomeryplanning.org
Subject: Testimony for Bethesda Downtown Plan (June 24th)
Date: Mon, 22 Jun 2015 12:02:55 -0400

Please find enclosed written copy of our testimony.
Please acknowledge receipt.

Best regards,



Véronique Marier

Executive Director, Bethesda Green

p:240.396.2440 X- 101

| m:240.475.0024 e:veronique@bethesdagreen.org | w:www.bethesdagreen.org

a: 4825 Cordell Avenue, Suite 200

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

Garcia, Joyce

From: Titman, Dorothy R. <drtitman@lercheearly.com>
Sent: Monday, June 22, 2015 1:37 PM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye; DeOcampo, Marc; Michael S. Hillman (mhillman@thegoldstargroup.com); Silber, Stacy P.
Subject: Bethesda Sector Plan: Goldstar
Attachments: Ltr to the Planning Board_Goldstar Group.PDF

On behalf of Goldstar, Stacy Silber is forwarding the attached document to you.

Stacy P. Silber - Attorney

Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 841-3833 Fax: (301) 347-1767 - spsilber@lercheearly.com
Bio: <http://www.lercheearly.com/team/stacy-p-silber>
Vcard: <http://www.lercheearly.com/team/stacy-p-silber-vcard>

Dorothy R. Titman - Legal Assistant

Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 841-3828 Fax: (301) 986-0332 - drtitman@lercheearly.com

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www.lercheearly.com



June 22, 2015

The Honorable Casey Anderson
Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: 4630 Montgomery Avenue (the "Property")

Dear Planning Board Chair Anderson and Members of the Planning Commission:

Goldstar owns property located at the south west quadrant of Montgomery Avenue and Waverly Street. We are writing to provide the following comments on Staff's Public Hearing Draft of the Bethesda Downtown Plan, dated May 2015 ("Draft Plan"). As discussed herein, Goldstar needs greater height and density to redevelop its first generation, basic building located 2 blocks from Metro.

I. Property Located two Blocks from Metro, and Has Not Redeveloped.

We own a 6 story, 60 year old office building, located behind the police station and 2 blocks from Metro. Attachments 1 & 2. Our building is in the Metro Core of Bethesda and is highly accessible by foot, bike and car. Attachment 3. Even with the Property's location, and current 5 FAR density and 145 foot height allowance, the Property has not been redeveloped. Why? Because there has not been enough density and height to make such redevelopment economically sound. The Bethesda Downtown Plan Public Hearing Draft ("Draft Plan") recommends a 20% increase in density, with the option for Goldstar to buy more. This density recommendation does not go far enough to encourage Goldstar to tear down its existing structure and build anew.

II. Density Incentives Needed to Cause an Existing Performing Asset to Redevelop.

A goal of the Sector Plan is to improve Bethesda's appearance through excellence in architecture. The Draft Plan also requires green buildings, roadway dedications, and expanded and improved streetscape. With the expense of redevelopment of existing structures and the requirement to provide public benefits, it takes substantial incentives to cause an owner to choose to redevelop an existing high performing asset. That incentive is density and height. Certainly it is in the County's interest to encourage the redevelopment of Goldstar's first generation, standard building that is in such close proximity to Bethesda's metro, the existing amenity base, public transportation nodes and vehicular access.

4630 Montgomery Avenue
Suite 600
Bethesda, MD 20814
301.657.0848 O - 301.657.3698 F
www.thegoldstargroup.com

The Draft Plan currently recommends CR-6, C-4.75, R-5.75, H-250. We need an 8 FAR to pencil out a redevelopment of the site. Furthermore, the split between commercial and residential must be adjusted to encourage commercial development at this Core site, or residential depending on market dictates. Under the current recommendation, we would need to buy 3.25 FAR in commercial density to redevelop the site. Requiring the acquisition of density is yet another obstacle in the path of effecting change on the Property, which remains a performing asset.

III. With Increased Height, the Property will Emerge and Architectural Excellence will be Achieved.

With its close proximity to metro, and corner location, this is a site where design excellence will be impactful. The Draft Plan currently recommends a 250 foot height on the Property. By recommending a building of between 250 to 300 feet, we can build a structure with incredible architectural interest. Having additional height to allow architectural interest has been missing in Bethesda. Bonstra Haresign Architects have studied the difference of what can be accomplished in a 300 foot versus a building of lower height. As is evident from the Attached sketch, an interesting skyline, rather than the typical boxy building will emerge. Attachments 4 & 5.

IV. Request Summary.

We request that the Draft Plan be revised to recommend: CR8.0, C-8.0, R-7.75, H-300. With this recommendation, Goldstar will have the tools it needs to redevelop the site, and this area of Bethesda will have a chance to emerge and fulfill the vision of the Plan.

We appreciate your consideration of our request, and ask that this letter and attachments be included in the record for the Sector Plan.

Sincerely,



Michael Brodsky
Chief Executive Officer

cc: Robert Kronenberg
Leslye Howerton
Marc DeOcampo
Michael Hillman, The Goldstar Group
Stacy P. Silber, Lerch, Early and Brewer

4630 Montgomery Avenue

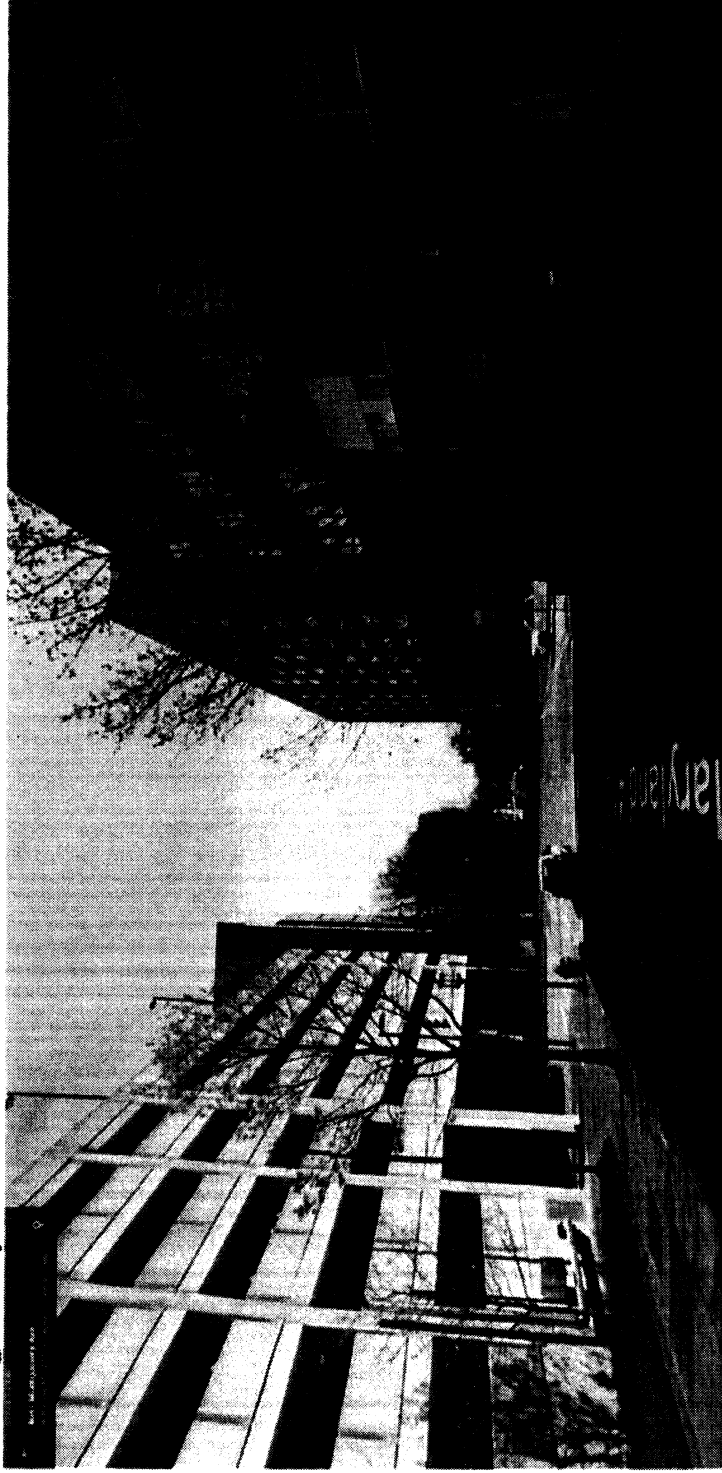


REVITALIZING MONTGOMERY AVENUE:

Existing Conditions



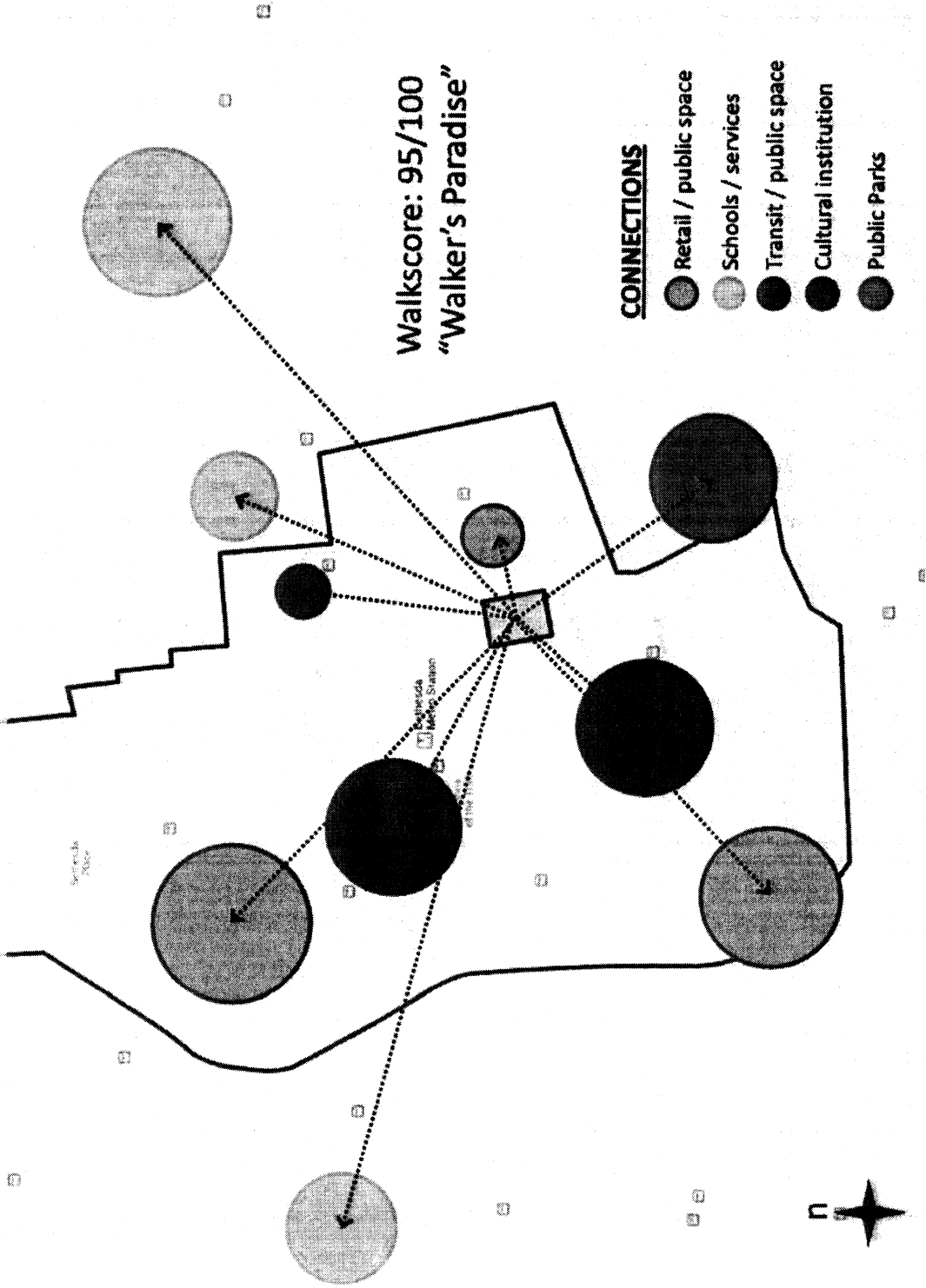
Montgomery Avenue



Attachment #2

CONSIDERING DENSITY:

Walkability Diagram

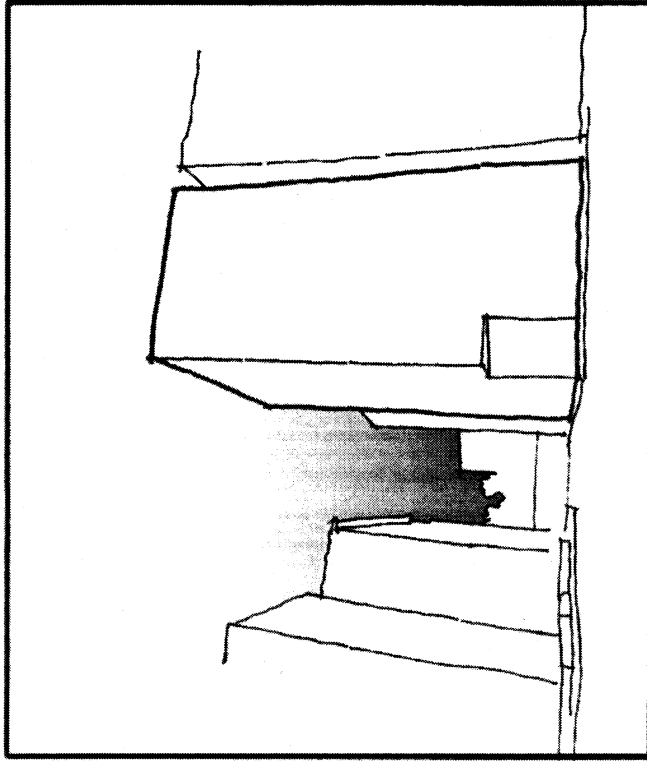


Walkscore: 95/100
"Walker's Paradise"

CONNECTIONS

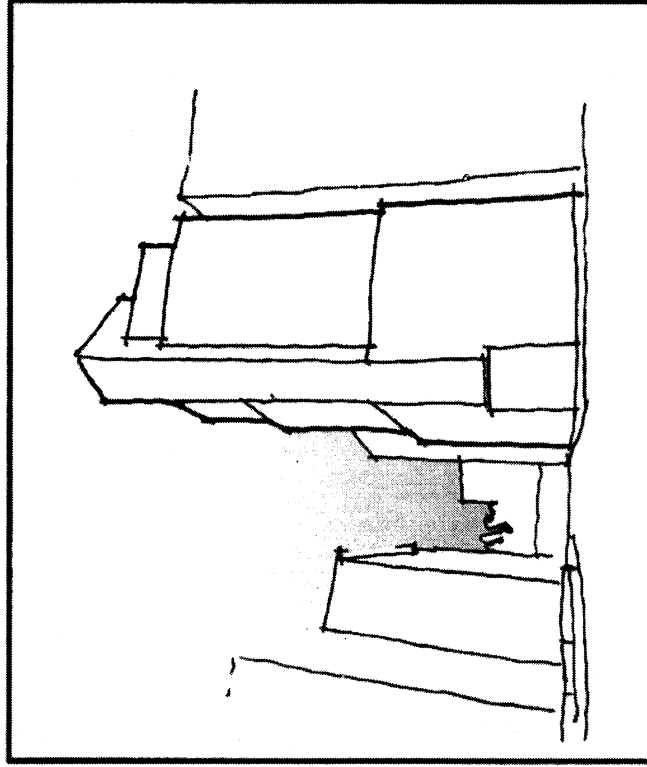
- Retail / public space
- Schools / services
- Transit / public space
- Cultural institution
- Public Parks

DESIGN FLEXIBILITY:



8.0 FAR at lower height

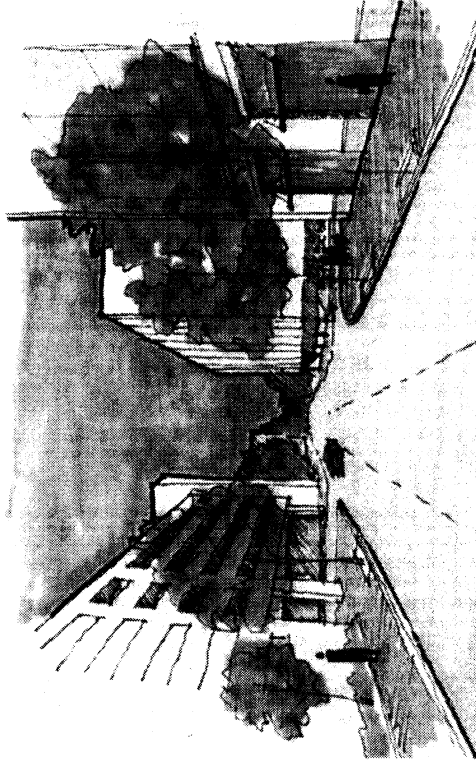
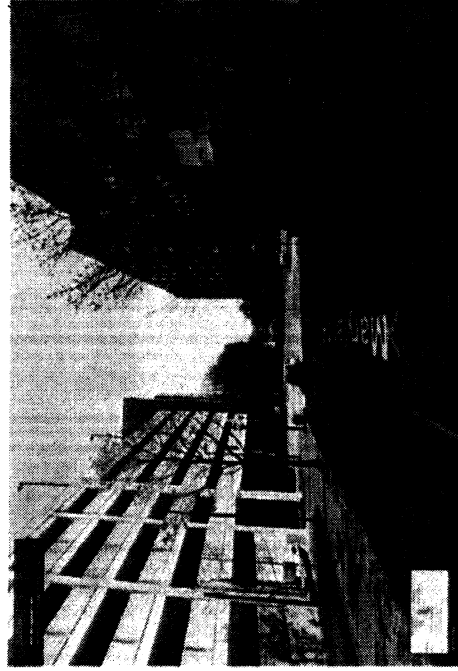
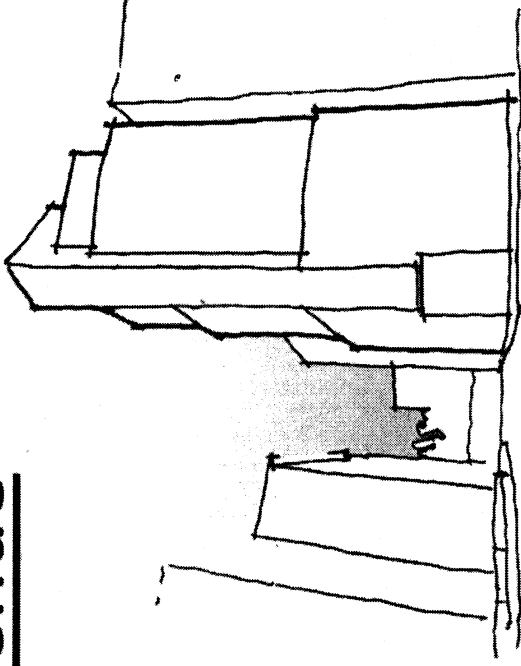
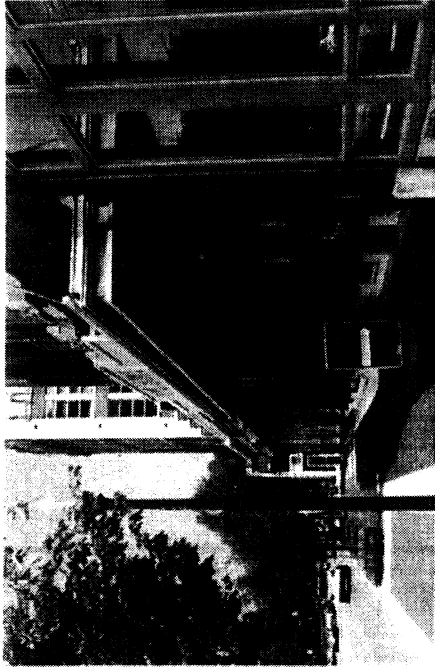
Floor plates maximized to
achieve density goals



8.0 FAR at 300 feet

Setbacks and plane changes
sculpt form and add interest

4630 Montgomery Avenue



Garcia, Joyce

From: Kitty Smith <katharine952@gmail.com>
Sent: Monday, June 22, 2015 1:51 PM
To: MCP-Chair
Subject: Battery park

I oppose the turning of the park into a road. I walk daily in this park and would hate to see it go. I see small children and teens there every day and I feel that they too would oppose this measure too.

Sent from my iPad

Garcia, Joyce

From: Joy Johnson <joy@knopf-brown.com>
Sent: Monday, June 22, 2015 2:04 PM
To: MCP-Chair
Cc: 'David W. Brown'; Howerton, Leslye
Subject: Testimony for June 24, 2015 PB Hearing
Attachments: Manian Testimony.docx

Dear Chair Anderson:


Please find attached written testimony of David Brown that will be read at the public hearing on the Bethesda Downtown Sector Plan, Public Hearing. Please place this testimony in the permanent file, distribute it as appropriate, and confirm receipt. Thank you.

Sincerely yours,

Joy Noel Johnson
Office Administrator

KNOPF & BROWN
401 E. Jefferson Street
Suite 206
Rockville, MD 20850
Phone (301) 545-6100
Fax (301) 545-6103
lawfirm@knopf-brown.com

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 Please consider the environment - do you really need to print this email?

TESTIMONY OF
DAVID W. BROWN
ON
BETHESDA DOWNTOWN MASTER PLAN
JUNE 24, 2015
BEFORE THE
MONTGOMERY COUNTY PLANNING BOARD

Chairman Anderson and Members of the Board:

I welcome this opportunity to comment briefly on the public hearing draft of the Bethesda Downtown Master Plan. I represent Peter Manian, owner of a single-family residence at 7505 Arlington Road in downtown Bethesda. Mr. Manian's house is a rental property, and the only R-60 zoned property on his block of Arlington Road, which is between Edgemoor and Moorland Lanes. The house is currently rented, but the tenants are there to enjoy proximity to downtown Bethesda and Metro, not a home with the latest and greatest in fashionable upgrades. The house was built in 1937, and has not been updated inside much for a long time. Mr. Manian recognizes that spending freely to update an isolated R-60 parcel on this block does not make economic sense. Even more importantly here, it would be contrary to the goals of the Plan, and the staff has recognized this by recommending a change to CR zoning. See Fig. 3.19, p. 133, circle 4. Under the Plan, Mr. Manian's property will thus match the base zone for all other properties in this block of the Arlington North District. (Circles 1-7 in Fig. 3.19). This recommendation is but one part of the broader recommendation for an increase in density and height along Arlington Road on this block, which is just two blocks from the Bethesda Metro Station.

Like other property owners on this block, Mr. Manian envisions what the Plan contemplates for a future downtown Bethesda: the areas closest to Metro to have the highest density, with step-down heights radiating outward, and considerable care in considering where commercial uses are to be mixed with residential uses. At this location, Arlington Road properties confront only a park that is across the street and adjacent to Bethesda Elementary School. There are no other properties nearby in single-family residential use, and there is no significant commercial activity either in this block or immediately north or south of it along Arlington Road. Hence, this block is ideally situated for redevelopment with mid-rise multi-family residential buildings, a project which would include replacing the dated Manian house.

Others—people who are actually capable of and interested in taking on the redevelopment of this block--will tell you that such redevelopment is in keeping with the overarching goal, both in this Plan and in the General Plan, of concentrating the density of development near Metro Stations and public transit, thereby promoting walkable neighborhoods and reduced dependency on motor vehicles. Mr. Manian concurs, but is concerned that the CR zoning's specific numerical recommendations made for this block in the Plan are both internally inconsistent and too conservative for this to actually happen. The Board should therefore adjust the rezoning numbers in Fig. 3.19 to facilitate construction of a mid-rise multi-family building facing Arlington Road, all along the road. At present, it is possible that all properties on the block and fronting on Arlington Road could unite to be redeveloped as a single multi-family project. If that happens, the Plan should afford the owners the flexibility to design and build at up to a height of 75', which is considerably lower than the heights recommended on the east side of the same block (120' to 150'). But in keeping with the general step-down pattern as one moves away from the Metro station, the Plan should also call for any such building(s) to be

constructed mindful of the need to avoid undue massing by having the building(s) step down by two stories along the Arlington Road frontage, with a proportionate setback requirement above the fifth story. Commercial uses on this block should be kept to a minimum, if not openly discouraged or foreclosed.

To sum up, these considerations translate to a recommendation that circles 3, 4 & 5 in Figure 3.19 have the same CR recommendation, namely CR 4.0, C-25, R-4.0, H-75. Thank you for the opportunity to comment on the Bethesda Downtown Plan.

Garcia, Joyce

From: WordPress <bcwind@gmail.com>
Sent: Monday, June 22, 2015 2:07 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: bcwind@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: Barry Wind
City: Chevy Chase
Zip: 20815

García, Joyce

From: Neil Langdon Inglis <lordstarlink@gmail.com>
Sent: Monday, June 22, 2015 2:17 PM
To: MCP-Chair
Subject: Battery Lane Park redevelopment -- public comment

° To whom it may concern:

I am a Battery Lane resident of 30 years' standing, and I am writing to express my strongest objections to the proposed Battery Lane Park redevelopment project.

The proposed link will pump traffic through Battery Lane at all hours of the day and night, with horrendous impact on noise levels.

The medical issues in my family are such that Battery Lane Park is the only accessible green space we have. Montgomery County needs smart planning that respects the quality-of-life requirements of Bethesda residents. Another highway we can gladly do without.

The NIH area, and Battery Lane Park, play host to visiting raptors, and the new proposed link will disrupt nesting habitats and may raise issues under the Endangered Species Act.

The Battery Lane Park redevelopment project is, in short, one of those foolish ideas that resurface periodically. It is rife with consequences both obvious and unanticipated. However, one entirely predictable effect is that Bethesda Triangle residents--an influential group--will make their feelings known at the ballot box.

Sincerely,

Neil L. Inglis
4998 Battery Lane, #502
Bethesda, MD 20814-4963
lordstarlink@gmail.com

Garcia, Joyce

From: Paul <pvhaynos@hotmail.com>
Sent: Monday, June 22, 2015 2:22 PM
To: MCP-Chair
Subject: Written Testimony for June 24, 2015 Hearing--Battery Urban Park
Attachments: HaynosLetter_BatteryParkJune24Hearing.pdf

Dear MCP-Chair,

I am writing in reference to the Public Hearing on June 24. I would like to submit testimony against the Board's plan to extend Norfolk Avenue through Battery Urban Park. I have attached my testimony as pdf and have copied it below as well. Thank you.

Best,
Paul Haynos

To: Montgomery County Planning Board
From: Paul Vincent Haynos, Resident, 4938 Battery Lane #6, Bethesda, MD 20814
Re: Plan to extend Norfolk Avenue through Battery Urban Park to Battery Lane
Date: June 18, 2015

I have lived adjacent to Battery Park for fifteen years. During that time, I have seen the park used extensively on a daily basis. From early morning to sunset, the park serves as a quiet, safe place for residents of all ages living nearby and for Metro and Metrobus commuters walking or cycling to and from Bethesda and NIH and the Navy Medical Hospital.

I was shocked to learn that the Board is considering a plan to extend Norfolk Avenue through the park. I fail to see what benefits this road would bring or who would benefit. In a June 3 article in *Bethesda Magazine*, Robert Kronenburg, explaining the plan's rationale, is quoted extensively. Below, I have responded to the rationale he provides.

- 1) Mr. Kronenburg references a need for greater access to Battery Lane. But access to what? Between Woodmont and Old Georgetown, Battery Lane is lined with apartments—the residents of these apartments are the very pedestrians, dog owners, bicyclists, and recreators who strongly oppose the road.
- 2) Mr. Kronenburg notes that plan includes expansion of the park to the east if the low-rise office building and Sherwin Williams are redeveloped or sold. Where's the guarantee? Will that expansion precede the road's construction? And more, importantly, what will that "redevelopment" entail? A few more high-rise buildings? I ask you to consider what this expanded park might look like: A road will most certainly require the removal of large trees. As a trade-off, we will get a park in the shadow of high-rise buildings with a few young trees.

- 3) Mr. Kronenburg is quoted as saying that the plans are to make Norfolk Avenue more cyclist friendly. I fail to see the connection between bicycle safety and increased car traffic adjacent to and through the park. Nearly every day, I cycle up and down Norfolk Avenue—it's wide and has stop signs and traffic lights that slow the traffic. In my view, it's the safest road in Bethesda.
- 4) Next, Kronenburg argues for "a more pronounced bicycle link" between Woodmont triangle and Battery Lane Park. I wish I understood what that means. We're talking about a few hundred yards. Wouldn't a few strategically placed signs suffice?

I hope that, when the Board toured downtown Bethesda this morning, it visited Battery Park. If not, I invite you to walk down Norfolk Ave on a sunny day to observe the park in use. While seated at a picnic table shaded by tulip poplars and cottonwood trees, you will observe groups of young children playing safely, free from the threat of automobiles, teenagers and young adults using the basketball courts, residents walking dogs, parents and grandparents wheeling infants on the path, elderly persons sitting quietly, and passersby stopping for a few minutes to rest in the shade and listen to the birds singing. While you're there, you might ask a few park users how they feel about the proposed road. I am sure that you will find that surrounding residents feel as I do: The park is a quiet, safe place for residents to recreate and enjoy the outdoors primarily BECAUSE Norfolk Avenue does not connect with Battery Lane! Cut off from automobile traffic as it is, the park is a safe, well-used treasure that improves the quality of life for residents and provides habitat for plants, birds, and other wildlife. If you move forward with this plan, you will destroy the essential elements of this healthy green space: the safety and quiet of the park will be lost, as will the beauty of its mature trees.

For these reasons, I implore you to reject this planned road. Instead, let's preserve and improve the park.
Sincerely,

Paul Vincent Haynos

To: Montgomery County Planning Board
From: Paul Vincent Haynos, Resident, 4938 Battery Lane #6, Bethesda, MD 20814
Re: Plan to extend Norfolk Avenue through Battery Urban Park to Battery Lane
Date: June 18, 2015

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I was shocked to learn that the Board is considering a plan to extend Norfolk Avenue through the park. I fail to see what benefits this road would bring or who would benefit. In a June 3 article in *Bethesda Magazine*, Robert Kronenburg, explaining the plan's rationale, is quoted extensively. Below, I have responded to the rationale he provides.

- 1) Mr. Kronenburg references a need for greater access to Battery Lane. But access to what? Between Woodmont and Old Georgetown, Battery Lane is lined with apartments—the residents of these apartments are the very pedestrians, dog owners, bicyclists, and recreators who strongly oppose the road.
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- 3) Mr. Kronenburg is quoted as saying that the plans are to make Norfolk Avenue more cyclist friendly. I fail to see the connection between bicycle safety and increased car traffic adjacent to and through the park. Nearly every day, I cycle up and down Norfolk Avenue—it's wide and has stops signs and traffic lights that slow the traffic. In my view, it's the safest road in Bethesda.
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provides habitat for plants, birds, and other wildlife. If you move forward with this plan, you will destroy the essential elements of this healthy green space: the safety and quiet of the park will be lost, as will the beauty of its mature trees.

For these reasons, I implore you to reject this planned road. Instead, let's preserve and improve the park.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Vincent Haynos". The signature is written in a cursive style with a long, sweeping horizontal line extending to the right.

Paul Vincent Haynos

Garcia, Joyce

From: WordPress <Shm@themendelsons.net>
Sent: Monday, June 22, 2015 2:37 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: Shm@themendelsons.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:

We need more public spaces, not less. Bethesda is definitely becoming like the Bronx.

Name: Sander Mendelson
City: Bethesda
Zip: 20814

Garcia, Joyce

From: Grace <g.boatright@hotmail.com>
Sent: Monday, June 22, 2015 3:06 PM
To: MCP-Chair
Subject: Please submit for the record

June 22, 2015

**Written testimony in regards to the Bethesda Downtown Sector Plan, Public Hearing on June 24, 2015,
Items 1 & 2.**

Dear Chairman Anderson and MOCO Planning Board,

I write to you today to voice my concerns regarding your proposed Bethesda Downtown Plan. I have communicated these concerns before but now would like to formally submit them for the record.

My family and I have been residents of Bethesda, specifically the "Pear District," for over ten years and currently reside on Sleaford Road.

My first concern is that the edge of the "Sector Plan Area," as seen on page 21 of the Plan, goes right down Sleaford Road, suggesting that we might fall under different city standards, regulations, etc. than our neighbors right across the street.

My next concern is the wide variations in building heights suggested by the Plan as it is currently written, especially along Wisconsin Avenue. Figure 2.20 shows the building heights on the east side of Wisconsin decreasing from 290 feet where the Chevy Chase Bank building is to 110 feet for two and a half blocks, then up again to 250 feet at the Chevy Chase Acura Car dealership and the next block and then down again to 120 feet until Chestnut Street. The heights slide to 90 feet going east into the residential area and then to 35-70 feet at Tilbury Street. I believe these enormous heights are unacceptable for a residential area and vary too widely within such short distances. I support the current system of having the Metro Center Building as the tallest building along Wisconsin in this sector of Bethesda.

In addition, the figures on pages 24, 25, 33, 54, 67, 69, 73, 75, 83, and 141 show Middleton Lane being open to Wisconsin Ave. It is currently a cul-de-sac and I believe that it should remain that way, as it will only increase traffic on Middleton, a small residential street, and create more traffic problems near BCC High School.

Thank you for all of your attention to these matters. Have a great week.

-Grace Boatright

Garcia, Joyce

From: WordPress <patriciapennington@starpower.net>
Sent: Monday, June 22, 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: patriciapennington@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:

I moved to Bethesda from downtown DC 19 years ago, and reside in east Bethesda. It's a fabulous place, and I love that we can walk everywhere. But it's starting to look like a concrete jungle. Green space is critical to keeping Bethesda an inviting place to work and live. Once green space is gone, it's gone, and we run the risk of making Bethesda more of a heat island than it currently is. There is so much development planned for the Woodmont Triangle area of Bethesda. I implore you to NOT allow development of a 290 foot tall high rise on the plaza at Bethesda Metro Center. The parts of NYC that are great have managed to keep public green spaces open and available to all. Let's learn from what that big city did right. We need Open and Green Space!!!! Think please about what PEOPLE want, not the developers. I vote, and I am paying attention to your actions on this project.

Name: Patricia Pennington
City: Bethesda
Zip: 20814

Garcia, Joyce

From: WordPress <evbroadbent@gmail.com>
Sent: Monday, June 22, 2015 3:30 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: evbroadbent@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:

Development in downtown Bethesda will provide more housing for commuters to DC.

This is a positive thing, I hope. However, job commuters are not the only people who will be living there. Children and retired community members will need and deserve green space. The plaza is also a central meeting place for everyone who lives and spends time in downtown Bethesda.

Name: Elaine Broadbent
City: Bethesda
Zip: 20814

Garcia, Joyce

From: Dlhopsky, Heather - HXD <HDlhopsky@linowes-law.com>
Sent: Monday, June 22, 2015 3:40 PM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye
Subject: 6/24/15 Planning Board Hearing on Bethesda Downtown Plan - Written Testimony for 4526 and 4530 Avondale Street
Attachments: 201506221356.pdf

Members of the Planning Board,

Attached please find my written testimony on behalf of the 4526 and 4530 Avondale Street properties.

Thank you.

Heather

Heather Dlhopsky
Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814-4842
(301) 961-5270 (direct phone)
(301) 654-0504 (switchboard)
(301) 654-2801 (fax)
hdlhopsky@linowes-law.com
www.linowes-law.com

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LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

June 24, 2015

C. Robert Dalrymple
301.961.5208
bdalrymple@linowes-law.com
Heather Dlhopsky
301.961.5270
hdlhopsky@linowes-law.com

VIA EMAIL AND HAND DELIVERY

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

Re: 4526 and 4530 Avondale Street, Bethesda, Maryland (the "Properties") – Written
Testimony for 6/24/15 Planning Board Hearing on the Bethesda Downtown Plan (the
"Sector Plan")

Dear Mr. Anderson and Members of the Planning Board:

On behalf of HP11 LLC ("HP11"), owners of the two properties referenced above, we are submitting this letter as our written testimony for the Montgomery County Planning Board's (the "Planning Board") June 24th public hearing on the Sector Plan (specifically, the Public Hearing Draft dated May 2015 – the "Public Hearing Draft"). The Public Hearing Draft locates the Properties in the Wisconsin Avenue District, seemingly recognizing them as part of the spine of downtown Bethesda, yet inexplicably recommends that they remain in the current R-10 zone (see Figure 3.01 on page 95 of the Public Hearing Draft). We believe that the Sector Plan should consider alternative zoning for such lots located just east of Wisconsin Avenue along the south side of Avondale Street, particularly the Properties and potentially ones adjacent to them, to allow the development of higher density multi-family mid-/high-rise projects. The Properties are located only two lots east of Wisconsin Avenue, less than 700 feet in walking distance from the Bethesda Metro Station, and are directly adjacent to the 200-foot tall Chevy Chase Bank towers to the south (which cast considerable shadows over the Properties during times of the day and create a sense of enclosure). Given these existing conditions, we believe that certain properties on Avondale Street that are nearer to Wisconsin Avenue provide a great opportunity to create higher density development than the current R-10 zoning permits and which the Public Hearing Draft does not propose to change.

With the County's focus on centralizing the downtown core of Bethesda through increased heights and density, and further considering the height and density of The Whitney at Bethesda Theater (the existing multi-family development located just one block north of the Properties, which is zoned for up to 5 FAR and up to 90 feet in height), increasing the allowable height and density of properties located along Avondale Street closest to Wisconsin Avenue would allow redevelopment of these properties consistent with the immediate neighborhood and stated goals

**L&B 4969020v1/12849.0001

Mr. Casey Anderson, Chair
and Members of the Planning Board
June 24, 2015
Page 2

of the County. Specifically, we believe that the Properties should be rezoned to CR with a density of 5 FAR and maximum building height of up to 120 feet.

Development of a 10- to 12-story residential building in place of the existing improvements on the Properties would not meaningfully change or extend north-leaning shadows or the characteristics of the neighborhood or Avondale Street, and would improve the opportunities for an increased level and quality of housing, including affordable housing, and public space. Certainly a higher density of all the properties between Avondale Street and Middleton Lane that are close to Wisconsin Avenue could also be considered during the County's deliberations; however, it is important to note that given the formidable existing improvements immediately to the south of the Properties and the existing configuration of roads, the Properties (perhaps in conjunction with other similar properties contiguous to the Properties) are likely limited to what is proposed in this letter because they cannot be joined with properties on the north side of Avondale Street. We believe that, for these reasons, increasing the permitted density and height of the Properties makes good planning and urban design sense on its own, regardless of the County's desire or enthusiasm for a larger canvas of increased density in this neighborhood.

We thank you for your consideration of these comments, and we look forward to continuing to work with you and Planning Staff on the Bethesda Downtown Plan.

Very truly yours,

LINOWES AND BLOCHER LLP

C. Robert Dalrymple

C. Robert Dalrymple

H. Dlhopsky

Heather Dlhopsky

cc: Ms. Leslye Howerton
Mr. Robert Kronenberg
Mr. John Avioli
Mr. Davis Camalier

MCP-CTRACK

From: WordPress <anita.farb@gmail.com>
Sent: Monday, June 22, 2015 4:09 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: anita.farb@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:

We need more green space in downtown Bethesda, not more towering concrete buildings.

Name: Anita Farb
City: Bethesda
Zip: 20816

Garcia, Joyce

From: Barbara McCall <mccall@capitaledge.com>
Sent: Monday, June 22, 2015 4:26 PM
To: MCP-Chair
Subject: Testimony for Barbara McCall for Weds 6/25 Bethesda DDP hearing
Attachments: 4720 CC Dr McCall Statement.doc; ATT00001.txt

June 24, 2015

Statement of Barbara T. McCall
On behalf of the 4720 Chevy Chase Dr. Condominium Association
Regarding the May Staff Draft of the Bethesda Downtown Plan

I am Barbara McCall. I am here today on behalf of the unit owners who make up the 4720 Chevy Chase Dr. Condominium Association. We are supportive of an effort to create a development plan for Downtown Bethesda that will achieve the Overarching Goals set out in this Staff Draft and support an effort toward more sustainable development for Bethesda. However, this Plan falls short of those goals in many ways and I want to describe here our major concerns.

Does Montgomery County really want a Development Plan for Downtown Bethesda that calls for everyone to live "above the store" amidst the congestion and noise of commerce unless they are wealthy enough to afford one of the lovely nearby single family houses? We do not think so. Do they really want a Plan that says the only multi-family housing to be developed in Bethesda during the next 20 years should be high rise? We do not think so. Our neighborhood provides an important housing alternative for Bethesda that is worthy of enhancement-- garden apartments within walking distance of the central area. We provide a significant portion of the green space and tree canopy that exists in Bethesda and it is worthy of enhancement. Our housing is a valuable and sought after alternative housing option. I am going to focus today on the major concerns we have for our neighborhood, the South Bethesda sector in this Plan.

- Maintain the current residential character of South Bethesda by maintaining current residential zoning. Do NOT change the zoning to CRT allowing for mixed commercial/residential use and increased building heights. The Plan provides ample development opportunities to enhance Bethesda's transit oriented character during the next 20 years. Mixed-use high density development does not need to be stretched beyond the central area. The opportunity for multi-family housing in garden style apartments needs to be preserved as an option and is most reasonably done on the edges.
- Stop commercial activity (uses) on the north side of Bradley Blvd.
- Bradley Blvd. is the logical boundary of the business and commercial area. Improve the median of Bradley Blvd. and augment it so that it provides a green area similar to those proposed on other edges of Bethesda.
- We support the Plan's proposal for a clearly identified Gateway at Bradley Blvd. and Wisconsin Ave. on the north side of Bradley Blvd. and believe that this is already a reality.

- Do NOT allow for the mixed-use development of Fire Station 6 on the south side of Bradley Blvd. and Wisconsin Ave. in addition to and in combination with redevelopment of the Fire Station. There are several reasons this proposal is not workable. First, there is not adequate space for parking for commercial and/or residential use. Even if underground parking is provided, developments along Wisconsin Ave. have clearly demonstrated that many people do not use underground parking and prefer parking illegally on the street. The area's, road and sidewalk infrastructure cannot support additional residential and commercial traffic at that location. Bradley Blvd. and Wisconsin Ave. is a complicated intersection without adequate right of way for the current level of auto, pedestrian and bicycle traffic. It is already hazardous for pedestrians and bicyclists. Increasing the density and variety of uses at the intersection will only increase congestion. Drop-offs and deliveries would be a problem and emergency services would be affected. Land associated with the Fire Station could be used for its expansion or to provide a green entryway and gathering space for the South Bethesda sector and Norwood Park. (Such as the area at the corner of Miller Ave. and Woodmont Ave.)

We have not been able to find any place in the nation where this combination of emergency services, residential and commercial uses are combined and functioning. It strains the imagination to try to picture how they can be compatible in any setting, and certainly not at the site for which it is proposed. We respect the need to seek ways to finance a more up to date facility but do not believe this plan is realistic.

- Maintaining the current zoning in South Bethesda would eliminate the need to include the area in the Parking District. Meters are NOT the solution to the severe parking problems in this area. Residential permits might be a more effective means of assuring that area parking is not utilized by commuters as the Purple Line station is opened.
- The Plan calls for the extension of Strathmore Ave. to Chevy Chase Dr. We believe this extension should be a greenway for pedestrian and bicycle use not a road way. Chevy Chase Dr. and Offutt Dr. cannot support additional traffic. They are both "Lanes" and not "Drives." They are so narrow that motorists pause at driveways and fire hydrant openings to allow drivers from the other direction to pass. Parking is only allowed on one side of the street. Bicycling is a high risk proposition. Additional auto access to the park would require additional parking on the street and in Norwood Park. Finally, a 21st century street would require the removal of several mature trees in the area severely effecting the tree canopy in this area, contrary to the Plan's goals.
- Any redevelopment of the underutilized properties south of Bradley Blvd. should be undertaken under current zoning requirements. The infrastructure of the area cannot support increased densities.
- Our neighborhood provides a happy assortment of housing for people of various income levels. The Association has many questions and concerns about the implications and impacts of the designation of so much property in our area as a

"Priority Sending Site" for Affordable Housing, particularly at the densities which are proposed in the Plan. If elimination of the zoning change to CRT does not change this proposal, we intend to engage further in this issue. We urge that developers in all parts of Bethesda provide moderate income housing in their developments and that it not be concentrated on the edges.

- The Plan barely mentions vehicular traffic and contains only a few proposals for improved management of it. All but the newest residents recognize how congested Bethesda has become in recent years. It is clear that increased density resulting from transit oriented development also increases traffic congestion. Apartment residents (including Millennials and Empty Nesters) may use transit but they also have cars and use them too. We urge that MNCPP study the increased traffic and develop recommendations for improvements of it. In addition, we urge consideration of at least the following: utilization of Intelligent Transportation Systems for improved traffic flow, including an app or website that tells motorists where and when lanes and streets will be under construction; improved enforcement of rush hour parking restrictions; consideration of provision of non-arterial access for commercial deliveries and/or restricted delivery hours; seamless repair of patches to streets and sidewalks and restrictions and enforcement of regulations regarding builder use of traffic lanes and sidewalks. The proposed Plan calls for so much development that many residents will be living in construction zones for the foreseeable future. To maintain a reasonable quality of life in Bethesda, management of this situation needs to be greatly improved.

Thank you for this opportunity to bring our concerns to your attention. Downtown Bethesda is our home and we are invested in keeping it a high quality place to live.

JAMES W. CLARKE
5802 Nicholson Lane, Apt 1004
Rockville, Md. 20854

June 18, 2015

Chair Casey Anderson
8787 Georgia Avenue
Silver Spring, Md. 20910

Dear Chair Anderson,

This letter is on behalf of the Action Committee for Transit (ACT) in support of the Brookfiel proposal for creating Bethesda Central Park.

For too long the plaza that now exists over the Bethesda Metro has been empty. It was originally occupied by a food court based on a suburban nineteen sixty's model that never worked. It is time for a change.

The plaza in the center of down town Bethesda should be center of activity for people and now an empty space.

We have reviewed Brookfiel's and feel is a proposal that will bring life to downtown Bethesda by adding a large uncluttered green space similar to the vibrant open attractive pedestrian area at Bethesda Row.

This space will be away from the auto traffic at the corner at Wisconsin and East West Highway.

But from ACTs view will lead to needed improvements to the entrances and exits to the Metro and especially to the Metro bus bays, where improvements are sorely needed.

And they will have the added advantage of adding life to what should be a center of pedestrian activity to a now dead space in the heart of the Bethesda CBD.

We urge your and the Planning Board support for this project in the one of the County's most active urban for both pedestrian and bicyclists.

Sincerely,

A handwritten signature in cursive script that reads "James W. Clarke".

James W. Clarke, Vice President,
ACT

Garcia, Joyce

From: WordPress <mindyafrankel@gmail.com>
Sent: Monday, June 22, 2015 5:05 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: mindyafrankel@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: Mindy A Frankel
City: Bethesda
Zip: 20814

Garcia, Joyce

From: WordPress <Skdrury@gmail.com>
Sent: Monday, June 22, 2015 5:05 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: Skdrury@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: Sarah Drury
City: Bethesda
Zip: 20814

Garcia, Joyce

From: Dlhopsky, Heather - HXD <HDLhopsky@linowes-law.com>
Sent: Monday, June 22, 2015 5:08 PM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye
Subject: 6/24/15 Planning Board Hearing on Bethesda Downtown Plan - Written Testimony for 4918 Battery Lane
Attachments: 201506221705.pdf

Members of the Planning Board,

Attached please find my written testimony on behalf of the 4918 Battery Lane property.

Thank you.

Heather

Heather Dlhopsky
Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814-4842
(301) 961-5270 (direct phone)
(301) 654-0504 (switchboard)
(301) 654-2801 (fax)
hdlhopsky@linowes-law.com
www.linowes-law.com

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LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

June 24, 2015

Heather Dlhopsky
301.961.5270
hdlhopsky@linowes-law.com

VIA EMAIL AND HAND DELIVERY

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

Re: 4918 Battery Lane, Bethesda – Written Testimony for 6/24/15 Planning Board Hearing
on the Bethesda Downtown Plan (the “Sector Plan”)

Dear Mr. Anderson and Members of the Planning Board:

On behalf of 4918-4938 Battery Lane LLC, owner of the property located at 4918 Battery Lane in Bethesda (the “Property”), I am submitting this letter as our written testimony for the Montgomery County Planning Board’s (the “Planning Board”) June 24th public hearing on the Sector Plan (specifically, the Public Hearing Draft dated May 2015 – the “Public Hearing Draft”).

The Property is currently zoned R-10. The Public Hearing Draft proposes (on page 119, #1) that the Property be rezoned through the Sector Plan process and subsequent sectional map amendment to CR-1.5, C-0.5, R-1.5, H-120. While the height that is proposed for the Property seems appropriate given the nature of nearby uses (mid- and high-rise apartment buildings) and the Property’s proximity to Woodmont Avenue and Norfolk Avenue, the two spine roads of the Woodmont Triangle and Battery Lane Districts, the density that is proposed, a maximum of 1.5 FAR, seems far out of alignment with the proposed height. It appears that the Public Hearing Draft simply adds 20% to the density permitted by the current R-10 zoning, without taking a fresh look at the changes in the area and the nature of the uses in proximity to the Property and what resulting density would make the best planning sense given this context.

We believe that a density of 3.5 FAR is more in alignment with a 120-foot building height limit, particularly given that the properties directly east of the Property along Battery Lane and due south and southwest of the Property are all proposed for CR-3.5 at a height of 120 feet (with the exclusion of the one parcel suggested for density transfer and thus a height of 35 feet, identified as #4 on page 119), with an “R” component of either 3.0 or 3.5. The buildings on the Property were constructed in the late 1950s and, while there are no immediate plans to redevelop the site, at some point it will become inevitable that the buildings will need significant improvements,

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Mr. Casey Anderson, Chair,
and Members of the Planning Board

June 24, 2015

Page 2

and a rezoning to CR-3.5, C-0.5, R-3.5, H-120 will provide options for the future of this site that a density limit of 1.5 FAR would simply preclude.

We thank you for consideration of these comments, and look forward to continuing to work with you and Planning Staff on the Bethesda Downtown Plan. If you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,

LINOWES AND BLOCHER LLP



Heather Dlhopsky

cc: Mr. Robert Kronenberg
Ms. Leslye Howerton
Mr. John Gill

Garcia, Joyce

From: WordPress <amysconroy@hotmail.com>
Sent: Monday, June 22, 2015 5:11 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

Sent from: amysconroy@hotmail.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:

Its important that we provide community space in Bethesda in all of its neighborhoods, and particularly around the metro.

Name: Amy Conroy
City: Chevy Chase
Zip: 20815

Garcia, Joyce

From: WordPress <normawise14@gmail.com>
Sent: Monday, June 22, 2015 5:14 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: normawise14@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:
Please keep the GREEN

Name: norma wise
City: Bethesda
Zip: 20814

Garcia, Joyce

From: Mounts, Kerry D. - KDM <kmounts@linowes-law.com> on behalf of Girard, Erin E. - EEG <EGirard@linowes-law.com>
Sent: Monday, June 22, 2015 5:19 PM
To: MCP-Chair
Cc: Dalrymple, C Robert - CRD
Subject: Request for Revisions to the staff Draft of Bethesda Downtown Plan for Properties Located at 7938-8000 Wisconsin Ave., 8011 Woodmont Ave., and Public Parking Lot 43
Attachments: 201506221705.pdf

See attached letter. Please forward a copy to all Planning Board commissioners. Thank you.

Erin Girard

-----Original Message-----

From: Copier8E2@linowes-law.com [mailto:Copier8E2@linowes-law.com]
Sent: Monday, June 22, 2015 5:05 PM
To: Mounts, Kerry D. - KDM
Subject: Message from "Copier8E2"

This E-mail was sent from "Copier8E2" (Aficio MP 7502).

Scan Date: 06.22.2015 17:05:20 (-0400)
Queries to: Copier8E2@linowes-law.com

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

June 22, 2015

C. Robert Dalrymple
301.961.5208
bdalrymple@linowes-law.com

Erin E. Girard
301.961.5153
egirard@linowes-law.com

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

Re: Request for Revisions to the Staff Draft ("Staff Draft") of the Bethesda Downtown Plan ("Plan") for Properties Located at 7938-8000 Wisconsin Avenue, 8011 Woodmont Avenue, and Public Parking Lot 43 (collectively, the "Property")

Dear Mr. Anderson and Members of the Planning Board:

Our client, Aksoylu Properties, in joint venture with the members of Plank, Inc., and as RFP awardee for Public Parking Lot 43, has assembled the Property, located between Wisconsin Avenue and Woodmont Avenue, just south of Cordell Avenue, for the purpose of its redevelopment with a significant new mixed-use project incorporating features that provide various benefits to the public ("Project"). The Property, identified on the attached tax map, is currently improved with 2-story retail spaces and surface parking areas. As currently improved, the Property does nothing to further the goals and objectives of the Plan and is primed for redevelopment. It is our client's intention to transform the Property into a more urban development, blending with its adjacent land uses and appropriate for the Property's location, that contributes to the Plan's vision for the area.

In the Staff Draft, the majority of the Property is recommended for CR 3.5, C 1.25, R 3.25, H 145, although one parcel (2,325 sf) of the assemblage is recommended for CR 6.0, C 1.25, R 6.0 H 175. To truly achieve a desirable mixed-use project on the Property, provide significant affordable housing, as discussed below, and avoid a split zoning of the properties within the assemblage, we request that the entirety of the Property receive the CR 6.0, C 1.25, R 6.0, H 175 zone in the Plan.

The Plan emphasizes the need for affordable housing in the planning area, increased sustainability, design excellence, and connectivity, all features that are to be incorporated in the

**L&B 4998522v1/12816.0001

7200 Wisconsin Avenue | Suite 800 | Bethesda, MD 20814-4842 | 301.654.0504 | 301.654.2801 Fax | www.linowes-law.com

Mr. Casey Anderson, Chair, and
Members of the Montgomery Co. Planning Board
June 22, 2015
Page 2 of 3

Project. The height and density hereby requested would assure that the Project could achieve all of these objectives. By contrast, economics may dictate that the Project be compromised with the zoning recommended by Staff. With regard to affordable housing in particular, the Project proposes the provision of 20% affordable housing, serving a population with a 65% average median income. Given the scope of the Project as currently envisioned, this would provide a significant amount of affordable housing in the planning area. Less density on the Property would, however, directly translate to fewer affordable units. The Staff Draft notes that height increases are appropriate to prioritize affordable housing opportunities and create signature buildings and we request that this recommendation be acted upon with regard to the Property, with an attendant density increase, to allow our client to provide this important housing.

The Project also envisions a mid-block pedestrian connection to connect Wisconsin and Woodmont Avenues in compliance with the recommendations of the Plan. To create such a connection, however, increased height is necessary to allow for the provision of more FAR above the ground plane. From a sustainability standpoint, incentivizing redevelopment of the Property through beneficial zoning would also allow for the removal of the existing outdated buildings and large areas of surface parking and their replacement with below-grade parking and a new mixed-use building meeting current standards, in close proximity to transit.

The requested zoning for the Property is in keeping with the recommendations for parcels that adjoin and confront the Property and we believe that allowing for more consistent zoning in this area would make better planning sense. Properties immediately contiguous to the south, including, as noted above, a small portion of the Property, and properties across Woodmont Avenue to the west and northwest are all recommended for CR 6.0, C 1.25, R 6.0, H 175. The properties to the south are as close to the residential areas to the east as is the Property, and both have adequate transition area to those residential areas on the east side of Wisconsin Avenue. Rather than artificially delineating zoning lines within blocks as is done in the Staff Draft, the Plan should zone by block and allow the market to control what development is appropriate within a given block. With the review process required of CR-zoned properties, it is reasonable to assume that massing could be worked out as part of the development process and therefore need not be dictated by the Plan. We also note that the Staff Draft identifies a number of properties for increased density that appear to have little chance of redeveloping, either due to recent improvements or hurdles to assemblage, while other properties that are clearly poised for redevelopment have largely been kept at the status quo. We respectfully suggest that the areas poised for redevelopment, including the Property, should be more closely examined with regard to the potential density and height increases hereby requested in light of their impending redevelopment.

Mr. Casey Anderson, Chair, and
Members of the Montgomery Co. Planning Board
June 22, 2015
Page 3 of 3

Finally, the Plan identifies a BRT station just to the northeast of the Property and recognizes the need for additional dedication for the BRT right-of-way along the Property's Wisconsin Avenue frontage. In light of the expectation for this dedication, additional height on the Property is appropriate. Additionally, given the impact such dedication may have on the Property, we request that the Board consider including provisions in the Plan explicitly allowing for building below and above these rights-of-way to allow for below-grade parking, etc., that do not impact the operational aspects of the BRT, but would allow for necessary design flexibility.

Based on the foregoing, we respectfully request that the Planning Board endorse the application of the CR 6.0, C 1.25, R 6.0, H 175 to the Property to ensure the goals and objectives of the Plan can be achieved. Thank you.

Sincerely,

LINOWES AND BLOCHER LLP



C. Robert Dalrymple


Erin E. Girard

Attachment

cc: Robert Kronenberg
Leslye Howerton
Ahmet Aksoylu

P 121

H 2

W24000

N40000

U. S. A.
 1230/89
 47.92 Ac.
 P98

IONAL INSTITUTES OF HEALTH

(See Map Grid HP21 P780)

NAVAL MEDICAL CENTER
 U. S. A.

U. S. A.
 1230/93
 115.87 Ac.
 P333



HN 343

N 3



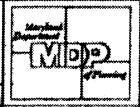
V 122

H 2

MONTGOMERY CO.,
 MARYLAND

MAP HN 123
 W.S.S.C. 210 NW 05
 Location: WOODMONT

DATE	1/23/89
BY	J. J. [unclear]
SCALE	1" = 200'
PROJECT	210 NW 05
REVISIONS	1. [unclear]
APPROVED	[unclear]
DATE	1/23/89



RECEIVED

OS&S
JUN 23 2015

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

Garcia, Joyce

From: WordPress <jimfary@earthlink.net>
Sent: Monday, June 22, 2015 5:23 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: jimfary@earthlink.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:
Our families and our future need green space.

Name: Jim Fary
City: Silver Spring
Zip: 20906

Garcia, Joyce

From: WordPress <larryhefter13@gmail.com>
Sent: Monday, June 22, 2015 5:26 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: larryhefter13@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:

As a long time Bethesda resident, I am very concerned about the seemingly uncontrolled growth of Bethesda and that lack of sorely needed green space and parkland. It appears that the only thing our Councilmembers are interested in is growth of high rises. While the developers love this approach, the residents who live here want to preserve open space

Name: Larry Hefter
City: Bethesda
Zip: 20814

MCP-CTRACK

From: Morken, Amanda (DC) <morkenA@ballardspahr.com> on behalf of Leatham, Erica A. (Bethesda) <LeathamE@ballardspahr.com>
Sent: Monday, June 22, 2015 5:32 PM
To: MCP-Chair
Subject: 7901 Wisconsin Avenue
Attachments: 20150622172414514.pdf.pdf

To Whom It May Concern:

Please see attached.

Erica A. Leatham LEED AP
Ballard Spahr LLP

<u>Bethesda Office</u>	<u>DC Office</u>
4800 Montgomery Lane	1909 K Street, NW
Seventh Floor	12th Floor
Bethesda, MD 20814-3401	Washington, DC 20006
Direct: 301.664.6254	202.661.7654
Fax: 301.664.6299	

leathame@ballardspahr.com | www.ballardspahr.com

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Ballard Spahr LLP

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1909 K Street, NW, 12th Floor
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FAX 202.661.2299
www.ballardspahr.com

Erica A. Leatham
Tel: 301.664.6254 (MD)
Tel: 202.661.7654 (DC)
Fax: 202.661.2299
leathame@ballardspahr.com

June 22, 2015

Via E-mail

Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Comments to Bethesda Downtown Plan
7901 Wisconsin Avenue

Dear Chair Anderson and Councilmembers:

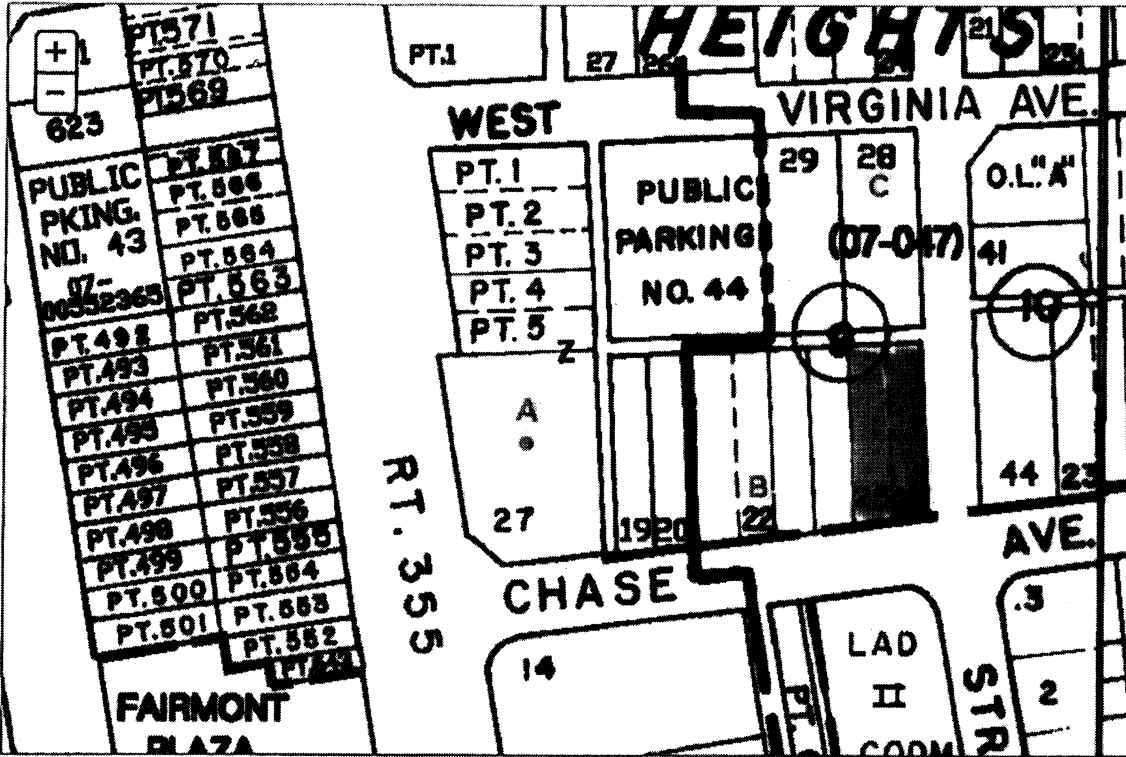
On behalf of the owner of 7901 Wisconsin Avenue, Huron Associates, LLC, we offer the following comments to the recommendations of the Bethesda Downtown Plan for this site.

The property is home to the Wells Fargo bank branch on Wisconsin Avenue, at the corner of Wisconsin Avenue and Chase Avenue, just south of the Benihana Restaurant. The property fronts on Wisconsin Avenue and is in the Wisconsin Avenue District, but the same owner also controls adjacent property to the east of the office building one used as a surface parking lot and the other as a single family home, along the Eastern Greenway.

The property owner seeks an increase in density and height as outlined on the chart on the next page.

By virtue of having multiple properties under control, there is the opportunity for an integrated redevelopment of almost the entire block, including implementation of the Eastern Greenway. This potential development speaks to both the Wisconsin Avenue corridor and the Eastern Greenway as envisioned by the Plan, provided that additional density is allocated to Wisconsin Avenue frontage.

DMEAST #22030327 v1



As described below, the integrated project can achieve the block-long Greenway recommended by the Plan, as well as an expansion of the Chase Avenue Neighborhood Park if additional height and density is granted on the Wisconsin Avenue side of the property. The properties currently under control, or to be under control, by this property owner, or an affiliate, include:

	Plan Proposed Zone	Owner Proposed Zone
7901 Wisconsin Avenue (A above)	CR 3.5, C 2.5, R 3.25, H 120	CR 5.0, C 4.0, R 5.0, H 200
Chase Avenue (B)	CRT 0.5, C 0.25, R 0.5 H 70	CR 3.5, C 2.5, R3.25, H70
West Virginia Avenue (C)	CRT 0.5, C 0.25, R 0.5 H 70	CRT 0.5, C 0.25, R 0.5 H 70

As shown above, the owner is only proposing additional height and density to apply to the properties closest to Wisconsin Avenue, this allows redevelopment of the existing three story office building consistent with the surrounding environment, while maintaining a low-rise, low-density perimeter along Tilbury Street. Please note that the Chase Avenue property, (B) above, was placed in the CRT

0.5 District even though nearly all adjacent and confronting properties are in the CR Zone; this may be a drafting error.

As noted by the Planning Board during its initial discussion of the Plan recommendations, without adequate height and density allowed by the zoning, there is no incentive for any cash-flowing property to redevelop. In the case of the office building, it has a credit tenant, is in average condition and already developed close to the 3.5 FAR recommended. Given all the other requirements of redevelopment projects in Montgomery County, in general, and in Bethesda, in particular, the owner would have no financial incentive to do anything other than sign a renewal with the bank tenant and maintain the existing surface parking lots. However, with density similar (but less than) the surrounding buildings, the building can be redeveloped, the local park expanded and the Greenway installed along the whole of the block.

Application of the zoning recommendations proposed in the Plan, assuming redevelopment is, in fact, feasible, produces an odd result: a short building along Wisconsin Avenue and a surface parking lot, neither of which is envisioned by the Plan. See Exhibit A. The 120 foot building looks out of place next to the 250 foot tall building recommended for the property confronting the site and the 175 building approved immediately across Wisconsin Avenue. The Greenway cannot be implemented on the block and the Neighborhood Park is unimproved.

However, allowing a taller and larger building results in a more resonant built environment. By transferring the density attributable to the surface parking lot to the Wisconsin Avenue building (possible only with the additional height proposed), the surface lot can be transformed into an expansion of Chase Avenue Neighborhood Park. In addition, the property owner has an interest in the property at the corner of West Virginia Avenue and Tilbury Street; the density here can be transferred to Wisconsin Avenue (again, only with additional height at that site) and this property will become part of the planned Eastern Greenway. This nearly complete implementation of the goals of the Eastern Greenway District is only possible because of the redevelopment capacity along Wisconsin Avenue. See Exhibit B.

In addition, the redevelopment site is immediately confronting one of the new Activity Centers in Bethesda, where a 6.0 FAR and a 250 height are recommended on the same side of Wisconsin Avenue. Across Wisconsin Avenue, the heights range from 250 – 175 feet. There is no public policy for artificially minimizing height and density in this area, so close to other centers of activity; in most other areas of the CBD, the heights are “tented” more gradually toward the edges.

Finally, the site is located within the recommended High Performance Area. The technical details of the Area need additional research and review to ensure that they are feasible and attainable, but, more importantly, with a moderate density and very little height, creating no redevelopment incentive, these goals can never be met.

We understand that a goal of the Plan, particularly in this area was to minimize the impact on the adjoining residential neighborhoods and this goal is not in conflict with a taller building along

Montgomery County Planning Board
June 22, 2015
Page 4

Wisconsin Avenue. The images attached demonstrate how attractive the project can be and how the expansive public amenities can enhance the community.

Thank you for your attention to this matter and we look forward to answering any questions you may have.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Erica A. Leatham', with a long, sweeping flourish extending to the right.

Erica A. Leatham

EAL/akm
Enclosures

cc: John Redmond
Buddy Woerner

EXISTING SITE PLAN

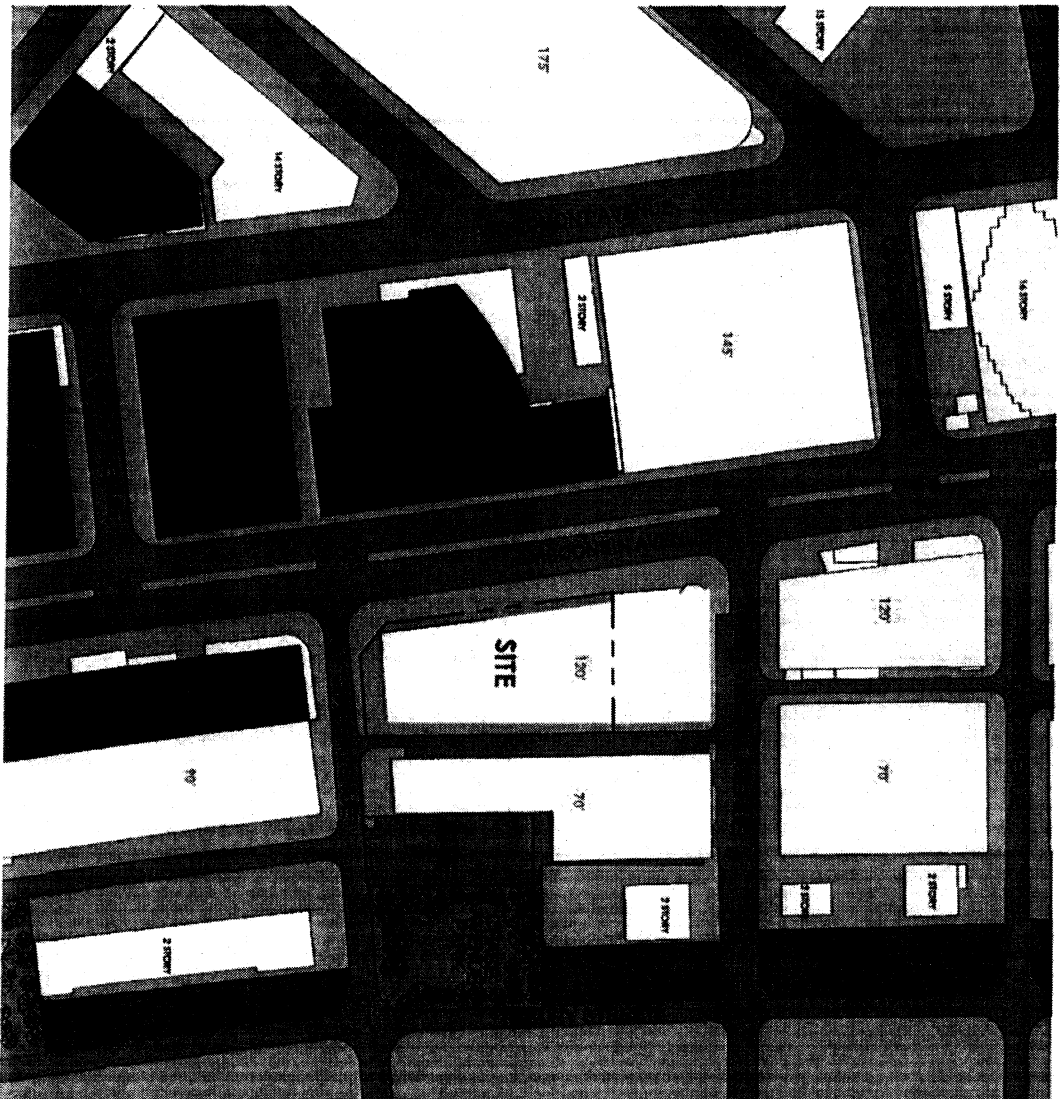


EXISTING SITE PLAN

HURON ASSOCIATES LLC | 7901 WISCONSIN AVENUE | BETHESDA, MD

WDG WA14029 | 06/09/2015

EXHIBIT A

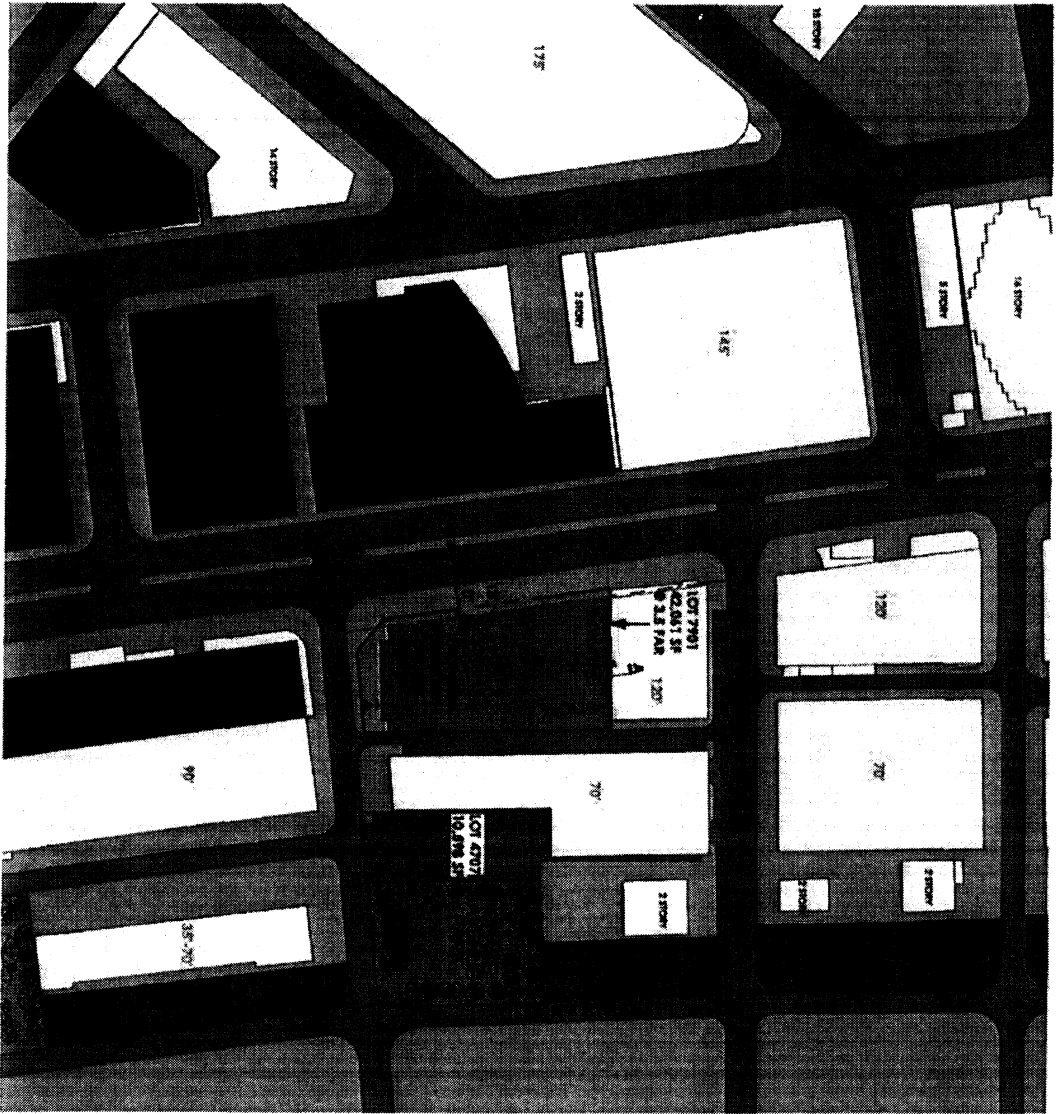


PROPOSED BUILDING HEIGHTS BY BETHESDA DOWNTOWN PLAN

PROPOSED BUILDING HEIGHTS
BETHESDA DOWNTOWN PLAN
STAFF DRAFT - MAY 2015

PROPOSED EASTERN GREENWAY





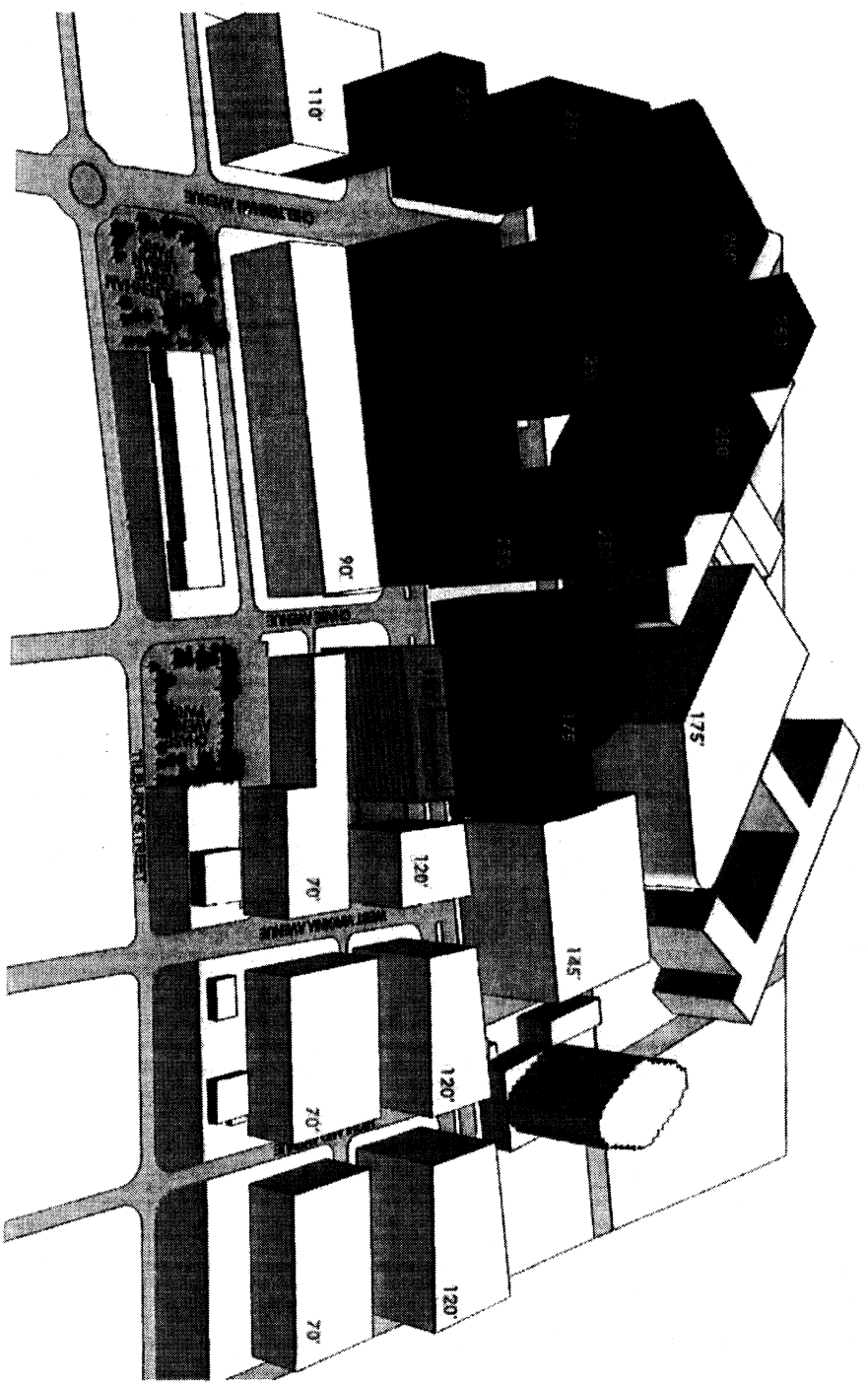
PROPOSED BUILDING FAR 3.5 HEIGHT 120'

PROPOSED BUILDING HEIGHTS
BETHESDA DOWNTOWN PLAN
STAFF DRAWING - MAY 2015

PROPOSED EASTERN GREENWAY



PROPOSED SITE PLAN W/ PROPOSED BUILDING HEIGHTS



**PROPOSED
BUILDING
FAR 3.5
HEIGHT 120'**

PROPOSED BUILDING HEIGHTS
BETHESDA BOWTOWN PLAN
STAFF DRAFT - MAY 2015

PROPOSED EASTERN GREENWAY

**PROPOSED
BUILDING
FAR 3.5
HEIGHT 120'**

PROPOSED BUILDING HEIGHTS
BETHESDA DOWNTOWN PLAN
STAFF ORALTY - MAY 2015

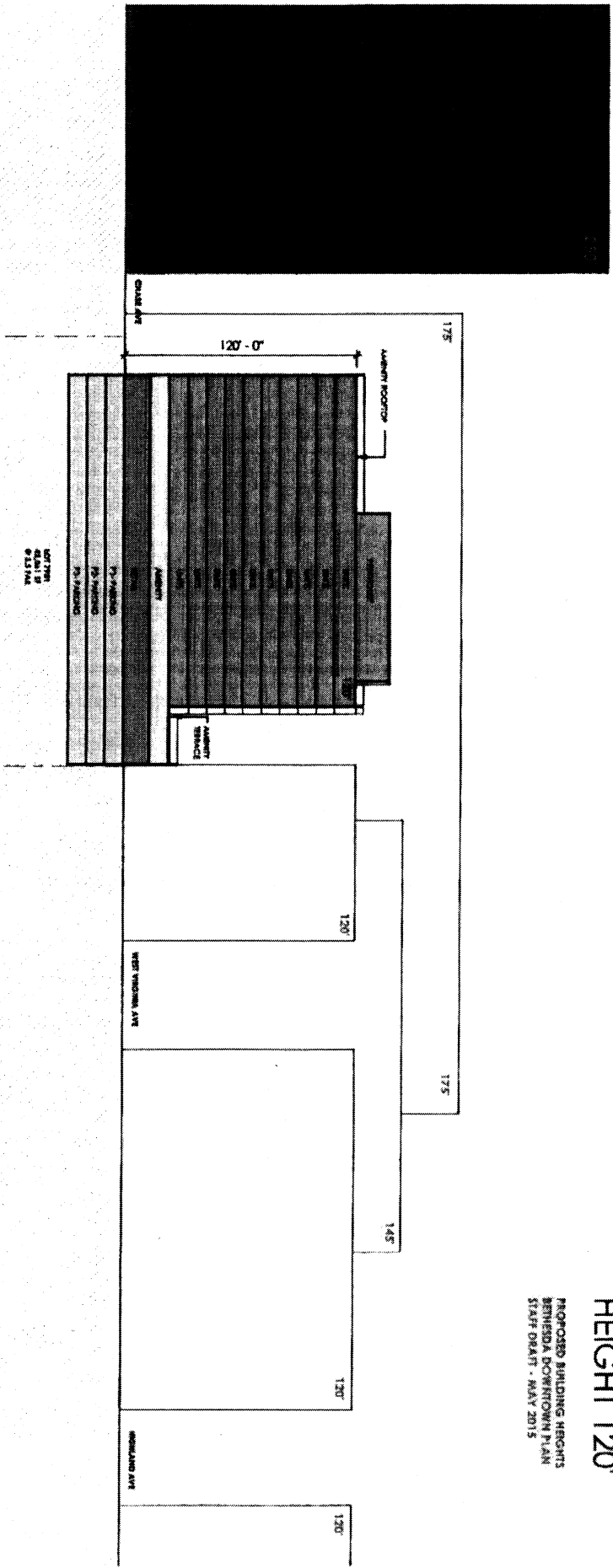
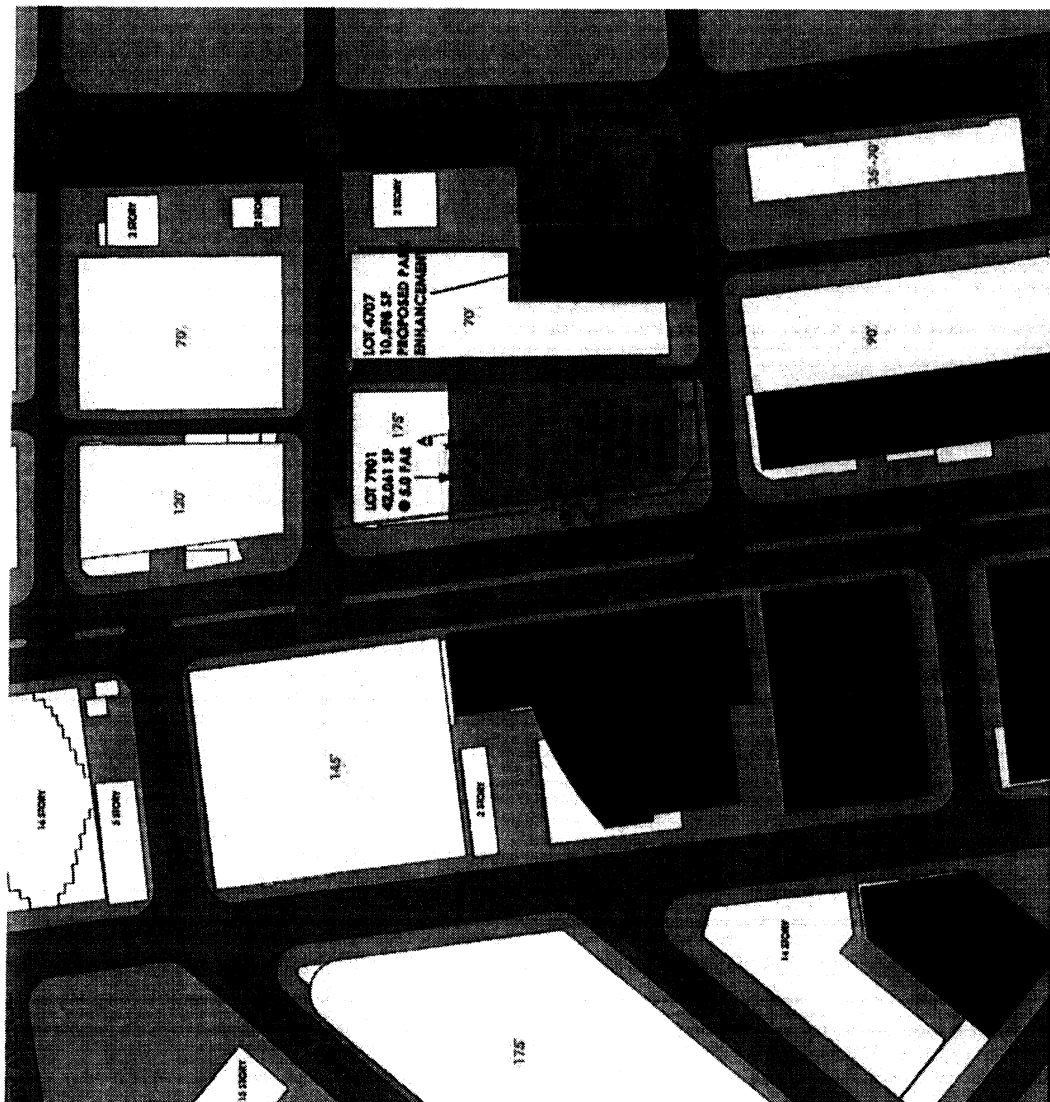


EXHIBIT B

**PROPOSED
BUILDING
FAR 5.0
HEIGHT 200'**

PROPOSED BUILDING HEIGHTS
BETHESDA DOWNTOWN PLAN
STAFF DRAFT - MAY 2015

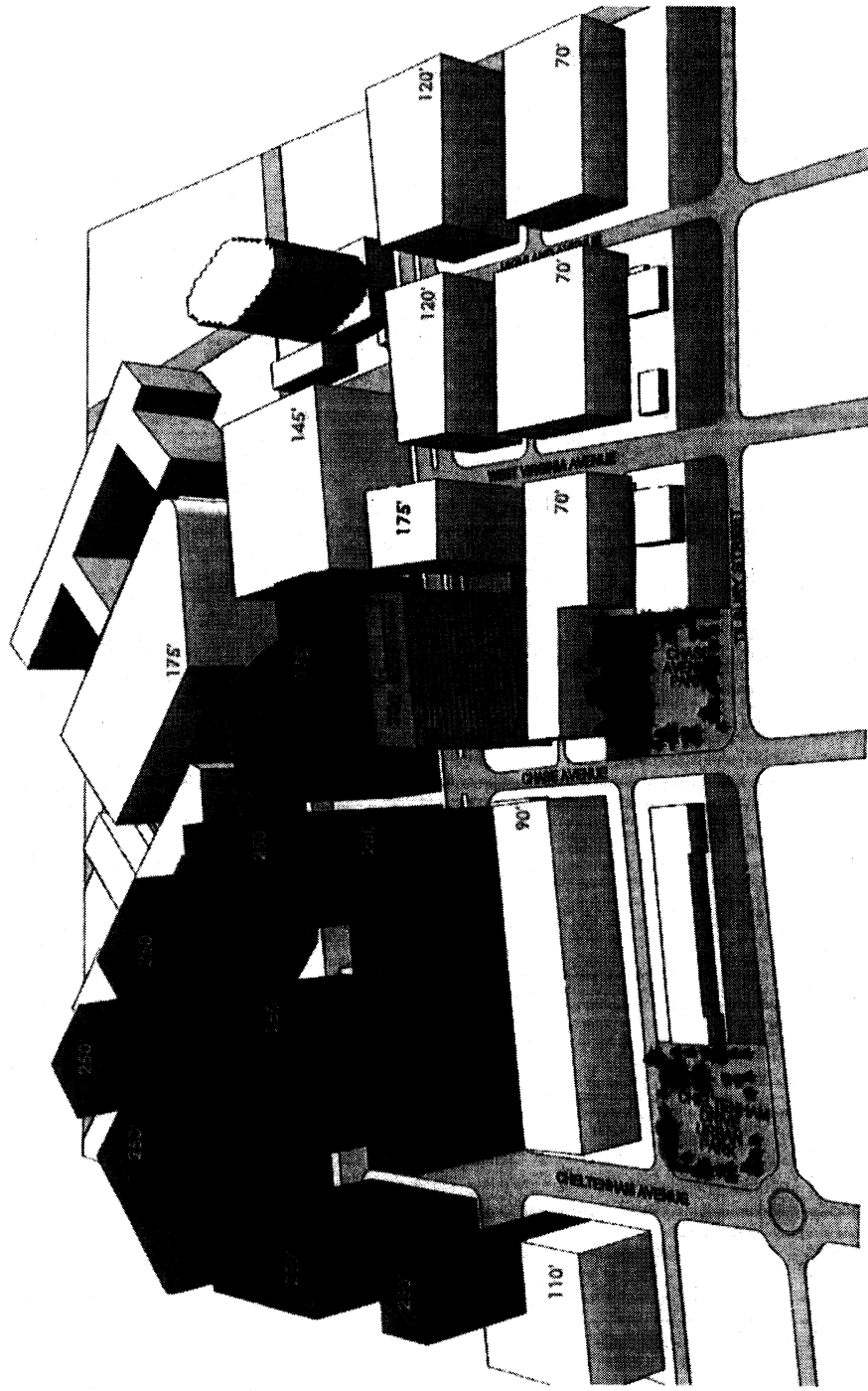


PROPOSED EASTERN GREENWAY



**PROPOSED
BUILDING
FAR 5.0
HEIGHT 200'**

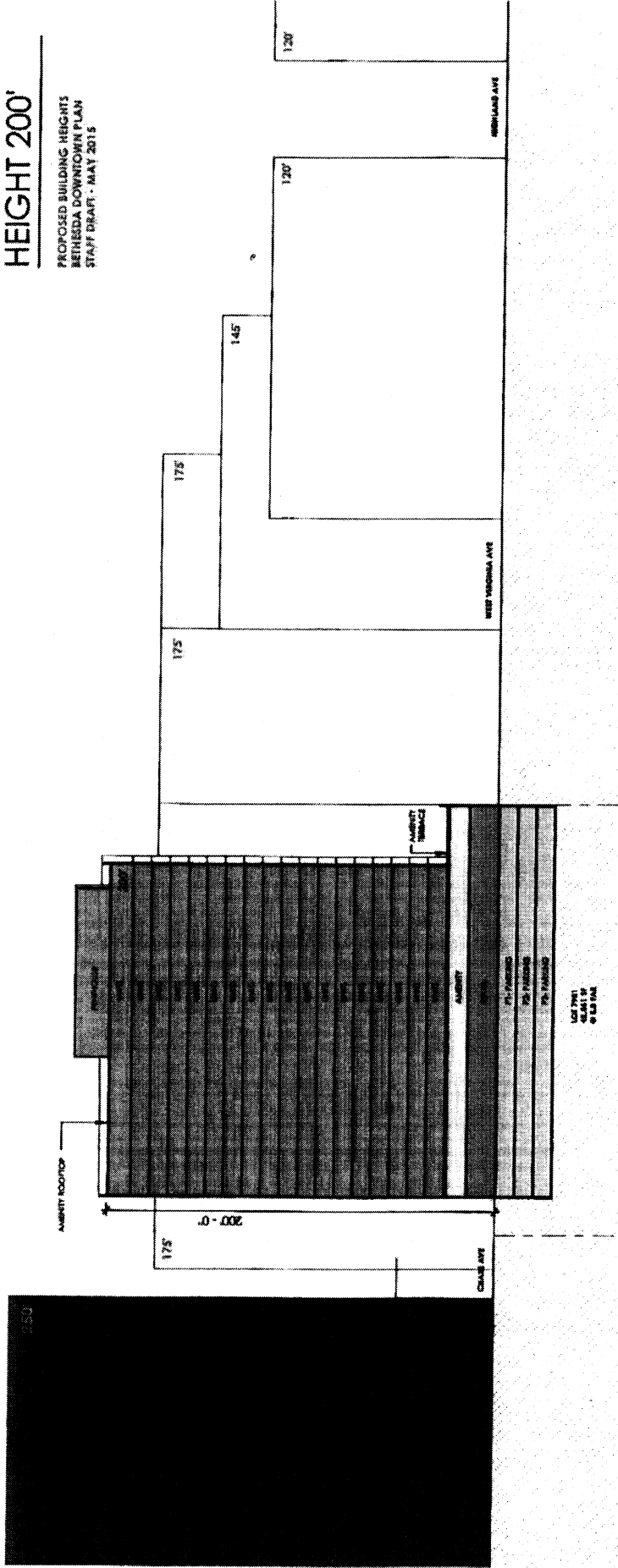
PROPOSED BUILDING HEIGHTS
BETHESDA DOWNTOWN PLAN
STAFF DRAFT - MAY 2015

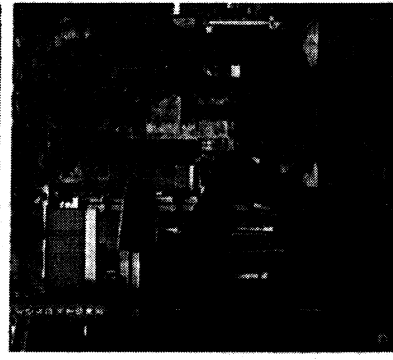
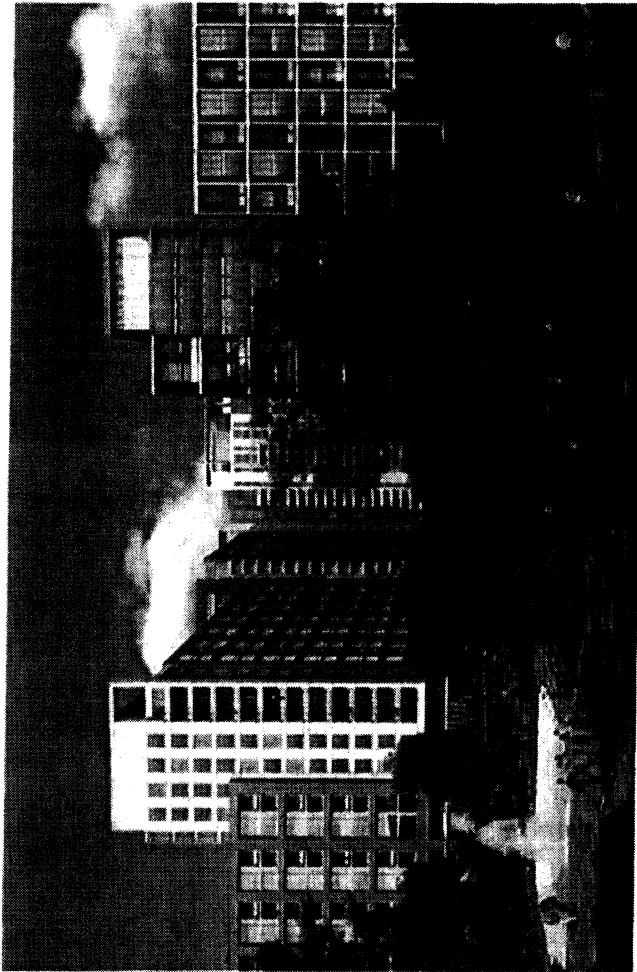


PROPOSED EASTERN GREENWAY

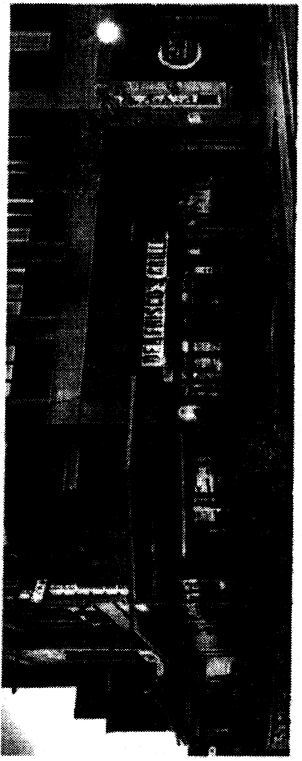
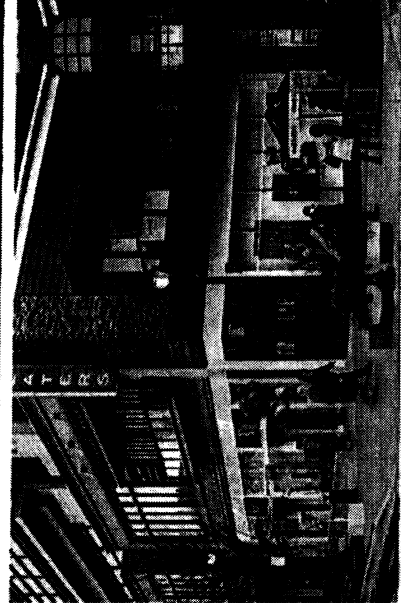
**PROPOSED
BUILDING
FAR 5.0
HEIGHT 200'**

PROPOSED BUILDING HEIGHTS
BETHESDA DOWNTOWN PLAN
STAFF DRAFT - MAY 2015





WDG



MCP-CTRACK

From: Harris, Patricia A. <paharris@lercheearly.com>
Sent: Monday, June 22, 2015 5:45 PM
To: MCP-Chair
Cc: Howerton, Leslye; ateeters@sheltergrp.com
Subject: Bethesda Sector Plan - 4907 Rugby Avenue
Attachments: Scan695.PDF

Chair Anderson,

In connection with the Bethesda Sector Plan hearing on June 24, attached please find a letter relating to the property located at 4907 Rugby Avenue. Please note that given that we are simply requesting a correction of several Sector Plan figures in order to clarify the Plan's intent, we do not plan on testifying at the upcoming hearing.

I understand that you will forward this letter to the other Planning Board members. Thank you.

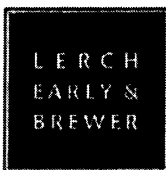
Pat Harris

--

Patricia A. Harris - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 841-3832 Fax: (301) 347-3756 - <mailto:paharris@lercheearly.com>
Bio: <http://http://www.lercheearly.com/team/patricia-a-harris>
Vcard: <http://http://www.lercheearly.com/team/patricia-a-harris-vcard>

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ideas that work

Attorneys at Law

3 Bethesda Metro Center, Suite 460

Bethesda, MD 20814

www.lerchearly.com

Patricia A. Harris

Tel. (301) 841-3832

Fax (301) 347-3756

paharris@lerchearly.com

June 22, 2015

VIA ELECTRONIC MAIL

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

Re: Bethesda Sector Plan – 4907 Rugby Avenue

Dear Chair Anderson and Members of the Board:

On behalf of Shelter Development, the contract ground lessee of the site located at 4907 Rugby Lane, as described in Attachment A (the “Property”), we wanted to provide a brief comment regarding the Public Hearing Draft of the Bethesda Sector Plan.

Since early 2014, Shelter Development has been working closely with M-NCPPC Staff in connection with the proposed development of a 120 unit, high rise assisted living facility on the Property. An initial Project Plan application was filed in October 2014, pursuant to the prior Zoning Ordinance and the former CBD zoning of the Property. Subsequent to filing, Shelter proposed certain upper story changes to the application and after consultation with Staff, it was determined that Shelter would pursue the development under the existing CR Zoning of the Property. Accordingly, Shelter is in the process of preparing the requisite Sketch Plan and Preliminary Plan applications and intends to file these the week of June 29. Importantly, the footprint of the building, including its placement along the western property line, has not changed since the concept was first introduced.

Overall, Shelter is supportive of the recommendations of the Draft Plan as they relate to the Property, but wanted to take this opportunity to comment on the proposed expansion of the nearby Battery Lane Park. On all of the figures contained in the Draft Plan, including Figure 3.06, the eastern boundary of Battery Lane Park extended appears as a straight north-south boundary, disregarding the existing western property line and resulting in a significant encroachment of the park onto the Property. We understand from our discussions with Staff that

Casey Anderson, Chair
June 22, 2015
Page 2

this park boundary line is intended as a "desire line" and is not intended to suggest that the western portion of the Property, for a depth of approximately 113 feet and width of approximately 30 feet, is to be dedicated to park land.

As we have explained to Staff, a literal interpretation of Figure 3.06 would render the proposed assisted living building unviable, and would negate the last year and one-half of design and preparation that the Applicant has devoted to the proposed assisted living project.

The proposed assisted living facility will bring a well-designed building into this area of the Woodmont Triangle and introduce a new diverse use. In order to ensure that the use is not jeopardized and to avoid any unintended conflicts in the future, we would recommend that Figures 1.01, 2.03, 2.19, 2.22, 3.06, 3.13 and 4.01 be revised to accurately reflect the existing Property line.

We appreciate the opportunity to share our concern with you and look forward to the discussions on the Sector Plan.

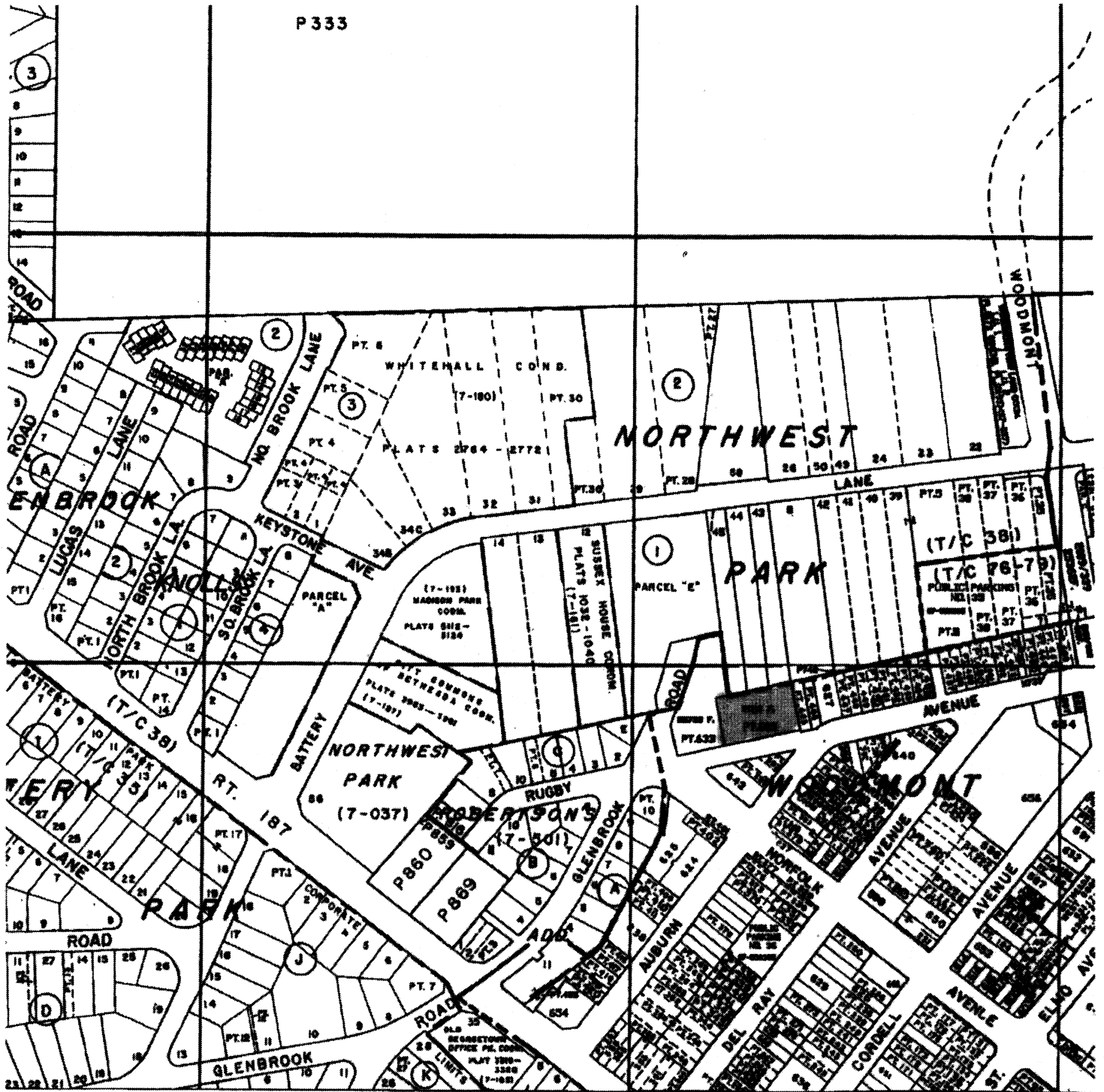
Sincerely,



Patricia A. Harris

Cc: Mr. Andrew Teeters
Ms. Leslye Howerton

P 333



HN 122

H 2
**MONTGOMERY
 MARYLAND**

**DEPT OF PLANNING
 THE SECTION**

You have completed these sheets
 and should be ready to be
 filed. If you are unable to file
 the sheets, you are urged to notify
 the Planning Section, Room 200,
 200 North Street, Baltimore, MD 21201-2000.

PROPERTY LINE
 TOWN BOUNDARY
 TOWN BOUNDARY
 STREET LINE
 STREAM LINE

PLAT NUMBER - 17-1801
 SCALE 1"=200' (AS 1:2000)



DATE	BY	USER	LAWYER	FILED	CARRIER	REMARKS	CHK
LINE 100	ELM						

Attachment A

MCP-CTRACK

From: WordPress <farheenakbar85@gmail.com>
Sent: Monday, June 22, 2015 5:46 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: farheenakbar85@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: Farheen
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <sueandalbyw@aol.com>
Sent: Monday, June 22, 2015 5:50 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: sueandalbyw@aol.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: Susan Williams
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Rmitchell3732@msn.com>
Sent: Monday, June 22, 2015 5:52 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: Rmitchell3732@msn.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 am bewildered by all of the '\luxury\' dwellings that were approved for downtown Bethesda and appalled at what is going to happen along River Road. Please try to counter these pro-developer decisions and approve green space, which is dearly lacking in Bethesda downtown.

Name: Rosemary Mitchell
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <planetkingdom@gmail.com>
Sent: Monday, June 22, 2015 6:06 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: planetkingdom@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:

A new tower offers no benefits to the neighborhood and diminishes the quality of life and property values for residents and workers in Bethesda. With the destruction of the trail by the Purple Line, there is so little public green space (country clubs don't count) for residents and workers in Bethesda. Chicago and NYC have added green space. Bethesda shouldn't diminish its competitiveness by destroying this central green area.

Name: W Chan
City: Bethesda
Zip: 20814

MCP-CTRACK

From: Miti Figueredo <mtf@cclandco.com>
Sent: Monday, June 22, 2015 6:03 PM
To: MCP-Chair
Subject: Bethesda Downtown Plan - testimony
Attachments: cclctestimony_bethesda.pdf

I have attached the Land Company's testimony on the Bethesda Downtown Plan. Please let me know if you have any questions.

Thank you,

Miti Figueredo

Vice President, Public Affairs

The Chevy Chase Land Company

8401 Connecticut Avenue, Penthouse Suite

Chevy Chase, Maryland 20815

Tel. 301-654-2690 Cell 301-655-4694

www.cclandco.com



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EST. 1890

THE CHEVY CHASE
LAND COMPANY

**TESTIMONY OF MITI FIGUEREDO, ON BEHALF OF THE CHEVY CHASE LAND
COMPANY
BETHESDA DOWNTOWN PLAN
8/24/2015**

Good afternoon. For the record, my name is Miti Figueredo, and I am a Vice President with The Chevy Chase Land Company. Overall, we applaud the Planning Staff's efforts on the Bethesda Downtown Plan, but wanted to highlight a couple of issues for your attention as they affect our properties in Bethesda.

First, regarding the zoning of Two Bethesda Metro (shown on attachment #1), we understand that the Planning Staff would like the heights to step down from the maximum of 290' moving west from Wisconsin Avenue. However, given that this property is located on top of the Bethesda Metro, we do believe that an increase in height from 240' to 250' is appropriate and consistent with other height recommendations in the Plan.

Second, we believe the FAR recommended for 7316 Wisconsin Avenue (shown on attachment #2) should be increased from a CR 6.0, C 4.75, R 5.75 to a CR 8.0, C 7.5, R 7.5. This would be consistent with the Apex building's recent rezoning, which is just south of our property, on the other side of Elm Street. There is no reason for 7316 Wisconsin Avenue to receive a lower FAR than the Apex building, especially if the Planning Board is hoping to encourage redevelopment of underutilized, older properties and the provision of additional housing in the Wisconsin Avenue District. This property fronts Wisconsin Avenue and is directly between the North and South entrances to the Bethesda Metro, and right next to the future Purple Line entrance. In addition, in order to allow for maximum flexibility to respond to the market at the time of redevelopment, we request that the C and R be equalized.

Finally, we agree with Planning Staff's recommendation to consider reconfiguration of the East-West Highway/Montgomery Lane/Old Georgetown

MCP-CTRACK

From: WordPress <Mmeek87@gmail.com>
Sent: Monday, June 22, 2015 6:07 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: Mmeek87@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: Melanie Meek
City: Bethesda
Zip: 20815

MCP-CTRACK

From: WordPress <jonapeyer@hotmail.com>
Sent: Monday, June 22, 2015 6:17 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: jonapeyer@hotmail.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: jonathan peyer
City: cabin john
Zip: 20818

MCP-CTRACK

From: Christopher Trabert <trabertcp@hotmail.com>
Sent: Monday, June 22, 2015 6:13 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,

Support the idea of a park and not another high-rise

Sincerely,
Christopher Trabert

MCP-CTRACK

From: Brewer, Robert G. <rgbrewer@lerchearly.com>
Sent: Monday, June 22, 2015 6:34 PM
To: MCP-Chair
Cc: Brewer, Robert G.; Howerton, Leslye
Subject: FW: Beth. Sector Plan public hearing letter - 7121 Wisconsin Avenue
Attachments: Planning Board Letter 6-22-15.pdf

Casey,

Per Leslye, resending the below/attached to this email address for inclusion in the record.

--

Robert G. Brewer, Jr. - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 657-0165 Fax: (301) 347-1772 - rgbrewer@lerchearly.com
Bio: www.lerchearly.com/team/robert-g-brewer
Vcard: www.lerchearly.com/team/robert-g-brewer-vcard

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www.lerchearly.com

From: Brewer, Robert G.
Sent: Monday, June 22, 2015 5:22 PM
To: Anderson, Casey (Casey.Anderson@mncppc-mc.org); 'Kronenberg, Robert'; Leslye Howerton - Maryland-National Capital Park & Planning Commission (leslye.howerton@montgomeryplanning.org)
Cc: Charles T. Hathway; Robert Sponseller (rsponseller@sbaranes.com); Caroline Warlick (cwarlick@sbaranes.com)
Subject: Beth. Sector Plan public hearing letter - 7121 Wisconsin Avenue

Casey, Robert, & Leslye,

Please see the attached and confirm receipt, if possible. Thanks

Robby

--

Robert G. Brewer, Jr. - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 657-0165 Fax: (301) 347-1772 - rgbrewer@lerchearly.com
Bio: www.lerchearly.com/team/robert-g-brewer
Vcard: www.lerchearly.com/team/robert-g-brewer-vcard



ideas that work

Attorneys at Law

3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814
www.lerchearly.com

Robert G. Brewer, Jr.

Tel. (301) 657-0165
Fax (301) 347-1772
rgbrewer@lerchearly.com

June 22, 2015

By Electronic Mail

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

Re: Bethesda Sector Plan
7121 Wisconsin Avenue

Dear Mr. Anderson and Planning Board Members,

This letter summarizes the comments of our client, Bernstein Management Corporation, regarding the property located at 7121 Wisconsin Avenue, adjoining the Farm Women's Cooperative Market on the east side of Wisconsin Avenue opposite its intersection with Bethesda Avenue.

In general, the Plan's land use and zoning recommendations for 7121 Wisconsin Avenue appear adequate at the present time, although an increase from FAR from 6.0 to 7.0 is merited and necessary for the proposed development. However, the land use and zoning recommendation for the adjacent County parking lot appear inadequate, and we suggest various more technical revisions to the Plan's language.

The context of our comments is a proposed mixed-use project on Wisconsin Avenue, likely predominately multi-family residential, that could combine the Farm Women's Cooperative Market and the County parking lot in one comprehensive development. Doing so would help implement the Plan's objectives of preserving and enhancing the Market as a civic space, providing a higher density mixed-use building on Wisconsin Avenue with first floor retail and a through block connection to the rear, and creating a moderate density residential development on the County parking lot with subsurface parking below (subject, of course, to disposition by the County). The Staff has viewed conceptual plans for this comprehensive development prepared by Shalom Baranes Architects, and we have met twice with representatives of the Town of Chevy Chase to discuss them.

Our comments are as follows:

1. **County Parking Lot:**

a. **FAR:** The Staff's recommended FAR of 0.5 for the County's parking lot is inadequate. We respectfully request that this site be allocated an FAR of 1.5, given its close proximity to METRO, the Capital Crescent Trail, and the Bethesda Avenue

corridor. In order to create an economically feasible development encompassing the Market's preservation and enhancement, the greater FAR is essential to enable a higher residential yield and more ground floor retail uses near the Farm Women's Cooperative Market on this site than a 0.5 FAR would allow.

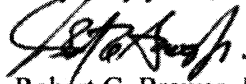
b. **Tier:** In addition, we recommend that this site be designated for a Tier 1 Green Street, which proposes a 20—35' setback and a 35' building height on its east edge. The Plan's recommendation of a Tier 3 Neighborhood Green for this site is impractical and will not result in effective or efficient residential development given the trapezoidal shape of the property and the impact of the Tier 3 setbacks; further, the Tier 3 recommendation would create a 70' building mass along the Town of Chevy Chase border, which is not as compatible as a 35' building mass associated with a Tier 1 Green Street.

2. **Market:** The Plan proposes the Farm Women's Cooperative Market as a civic green. We urge the Plan's language to be flexible to allow modest expansions of the Market structure (if permitted by the Historic Preservation Commission), as well as the addition of ancillary structures supportive of the farmer's market concept. The language of page 77 of the Plan could be construed as requiring the site to be predominately "green", which may or may not allow effective implementation of a farmer's market concept. Further, the density averaging language on page 142 of the Plan seemingly would not allow any building additions to the Market ("all development rights not associated with an existing structure must be extinguished before the approval of any plan that uses such density in a density averaging scheme"), nor would it allow other temporary or permanent structures on this site to help implement a farmer's market concept. Also on page 142 is very strict language "surface parking is not allowed on a Priority Sending Site", which may preclude handicapped access, parking, and loading areas on the Market site. Finally, the density averaging language needs tweaking to avoid an interpretation that all density averaging "sales" must be simultaneous.

3. **Technical Clarification:** We suggest on page 13 of the Plan under "C" that the second bullet refer to "County" roads to avoid confusion with the State roads in the Plan over which applicants will have little, if any, influence.

Thank you for your consideration of our comments and concerns. With regards,

Very truly yours,



Robert G. Brewer, Jr.

cc: Mr. Robert Kronenberg
Ms. Leslye Howerton
Mr. Charles Hathway
Mr. Robert Sponseller
Ms. Caroline Warlick

MCP-CTRACK

From: Brewer, Robert G. <rgbrewer@lercheary.com>
Sent: Monday, June 22, 2015 6:34 PM
To: MCP-Chair
Cc: Brewer, Robert G.
Subject: FW: Beth. Sector Plan public hearing letter - 8101 Glenbrook Lane
Attachments: Bethesda Sector Plan Letter 6-22-15.pdf

Casey,

Per Leslye, resending the below/attached to this email address for inclusion in the record.

--
Robert G. Brewer, Jr. - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 657-0165 Fax: (301) 347-1772 - rgbrewer@lercheary.com
Bio: www.lercheary.com/team/robert-g-brewer
Vcard: www.lercheary.com/team/robert-g-brewer-vcard

Please consider the environment before printing this message.

Attention: This message is sent from a law firm and may contain information that is privileged or confidential. If you received this communication in error, please notify the sender by reply e-mail and delete this message and any attachments. Thank you.
www.lercheary.com

From: Brewer, Robert G.
Sent: Monday, June 22, 2015 5:32 PM
To: Anderson, Casey (Casey.Anderson@mncppc-mc.org); 'Kronenberg, Robert'; Leslye Howerton - Maryland-National Capital Park & Planning Commission (leslye.howerton@montgomeryplanning.org)
Cc: 'Stuart Schooler'; 'Tom Albert'
Subject: Beth. Sector Plan public hearing letter - 8101 Glenbrook Lane

Casey, Robert & Leslye,

See the attached, and please confirm receipt. Thanks

Robby

--
Robert G. Brewer, Jr. - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 657-0165 Fax: (301) 347-1772 - rgbrewer@lercheary.com
Bio: www.lercheary.com/team/robert-g-brewer
Vcard: www.lercheary.com/team/robert-g-brewer-vcard



ideas that work

Attorneys at Law

3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814
www.lerchearly.com

Robert G. Brewer, Jr.

Tel. (301) 657-0165

Fax (301) 347-1772

rgbrewer@lerchearly.com

June 22, 2015

By Electronic Mail

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

Re: Staff Draft Bethesda Sector Plan
8101 Glenbrook Road

Dear Mr. Anderson and Planning Board Members,

On behalf of our client, The Maven Group, we are writing to transmit comments to the Staff Draft Bethesda Sector Plan for property located at 8101 Glenbrook Road. This property is at the intersection of Norfolk Avenue, Glenbrook Road, and Rugby Avenue in the northern portion of the Woodmont Triangle.

The property is the current site of an office building approximately 28,624 square feet in size that is the headquarters of the American Association of Blood Banks. It was built in the early 1980s and adjoins the Battery Lane Urban Park. While the Plan generally proposes adequate density, it limits any building height to 35' and recommends the entirety of the site for an expansion of Battery Lane Urban Park. In addition, it has been designated as an Open Space Priority Sending Site, where "all development rights must be extinguished before the approval of any plan that uses such density in a density averaging scheme." Finally, Norfolk Avenue is proposed for extension through the Park.

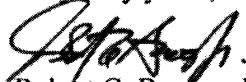
We strongly object to the Plan's land use recommendations for this property. This site has a commercially viable office building located on it, and would be suitable for redevelopment as a mixed use project comparable to all other properties in close proximity to it in the Woodmont Triangle. The recommendation of a 35' building height completely precludes redevelopment, as does the recommendation for the entirety of the site to be used for the expansion of Battery Lane Urban Park. The site's owners are precluded from maintaining the current building and selling any density in excess of the existing building due to the Plan's language prohibiting that. Accordingly, the Plan consigns this site to a future of increasing building obsolescence and economic ruin.

When the property received Site Plan approval in 1982, it was contemplated at that time that an expansion to the adjoining portion of the lot for additional building area at heights of 60' would be appropriate. The current building was constructed with such an expansion in mind, but now would be precluded from any expansion and redevelopment at all.

We question whether the County has sufficient resources, and is willing to use them, to purchase this property tax-paying commercially developed property to expand Battery Lane Urban Park at a cost ranging from approximately \$8-\$10 million. We further question the relative value to Bethesda for the price of this addition to the Park. Our client is willing to discuss modifications to the Plan's land use recommendations which would permit reasonable redevelopment of the property in exchange for a more limited Park expansion; we will provide a conceptual exhibit indicating a possible redevelopment that could result in dedication of land area to increase the size of the Park by approximately 1/3 acre. That would be much more fiscally responsible and avoid depriving the property owner of the beneficial use of its property.

We urge the Planning Board to revisit the Plan's recommendation for the expansion of Battery Lane Urban Park and to work with the property owners to find a more near term, fiscally prudent, and economically viable means of promoting the development of open space. We also urge the Planning Board to make any extension of Norfolk Avenue only for pedestrian and bicycle use to avoid wasting the Park's precious land area for another road. Thank you for your consideration of our concerns.

Very truly yours,



Robert G. Brewer, Jr.

cc: Mr. Robert Kronenberg
Ms. Leslye Howerton
Mr. Stuart Schooler
Mr. Thomas Albert

MCP-CTRACK

From: WordPress <goberland@verizon.net>
Sent: Monday, June 22, 2015 6:39 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: goberland@verizon.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:

Allowing a 290' structure in place of a previously planned open space, as part of a unified redevelopment, is out of the redeveloped character of Bethesda Metro Center. Previous Sector Plans have allowed sufficient intensity. The Metro access points and platform capacity can not accommodate larger crowds that building intensification would produce. The development envelope is full at this Metro station immediate area. The already new taller/under construction buildings permitted in the immediate vicinity will cause Metro additional rush hour crowding on escalators and eight car length platforms. ENOUGH IS ENOUGH.

Name: George H.F. Oberlandere, AICP
City: North Bethesda
Zip: 20852

MCP-CTRACK

From: WordPress <Artnmarli@verizon.net>
Sent: Monday, June 22, 2015 6:45 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: Artnmarli@verizon.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:

Name: Marli Heimann Pasternak
City: Bethesda
Zip: 20817

MCP-CTRACK

From: Christine Real de Azua <christinerealdeazua@gmail.com>
Sent: Monday, June 22, 2015 6:59 PM
To: MCP-Chair
Subject: Testimony on the Downtown Bethesda Sector Plan public hearing draft
Attachments: Testimony on Downtown Bethesda Sector Plan-Christine Real de Azua.pdf

Dear Chair,

Please find attached testimony on the Downtown Bethesda Sector Plan. This testimony is presented by the co-signors listed on the cover page, as individuals, and supplements the oral testimony that I will present on their behalf on June 24 during the evening session of the hearing.

I have been told by the Planning Board office that written testimony would be accepted through this evening. Please find it attached.

Sincerely,
Christine Real de Azua
4502 Elm Street
Chevy Chase MD 20815

Comments on Downtown Bethesda Sector Plan Public Hearing Draft

Submitted on June 22, 2015 by
Christine Real de Azua, 4502 Elm Street Chevy Chase MD 20815
(presenting oral testimony)

Lydia Adelfio, 6915 Woodside Pl., Chevy Chase, MD 20815

Jane Axelrad, 4417 Ridge St. Chevy Chase MD 20815

Wicca and David Davidson, Rebecca Falk,
7600 Connecticut Ave Chevy Chase, MD 20815

John Fitzgerald, 4502 Elm Street, Chevy Chase MD 20815

Jerry Garfinkel, 7407 Oak Lane, Chevy Chase MD 20815

Georgia Guhin, 4006 Rosemary St, Chevy Chase, MD 20815

Bridget Hartman, 7214 Ridgewood Avenue, Chevy Chase MD 20815

Brooke Haughey, 46th Street Chevy Chase MD 20815

Raymond and Michele Johnston, 4419 Walsh St, Chevy Chase, Md 20815

Beth Kevles, 4407 Elm Street, Chevy Chase MD 20815

Francis Kline, PhD, 4400 Ridge St., Chevy Chase, MD 20815*

John Kolakowski, 4115 Aspen Street, Chevy Chase MD 20815*

David Lefever, 7106 Beechwood Drive, Chevy Chase MD 20815

Carol and Peter Levin, 6908 Maple Ave., Chevy Chase Md. 20815

Marcie Meditch, AIA, 4002 Underwood Street, Chevy Chase MD 20815*

Kirk Renaud, 3906 Woodbine St. Chevy Chase 20815*

Ann Wild, 7104 Oakridge Ave., Chevy Chase MD 20815

Thank you for the opportunity to comment on the Downtown Bethesda Sector Plan Public Hearing Draft.

The Plan, in its introduction, correctly identifies major challenges, including although not limited to:

- 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 impervious cover within watersheds exhibiting poor-to-fair water quality.
- High energy demand and carbon generator"

The Plan, in its introduction, also outlines an excellent vision and goals that reflect *citizen* input, including:

- "--model for sustainability, accessibility, equity and innovation.
- affordable choices of housing.
- safely walk and bike to stores and offices, past new energy-efficient buildings and familiar landmarks.
- New parks and open spaces that provide green, tranquil places."

However, it is disappointing to find that there is virtually nothing in the Plan to ensure that Downtown Bethesda WILL successfully address those challenges and achieve that vision, and HOW it will achieve it.

Worse, as the reader goes through the various sections of the Plan ("Approaches," "Areas," "Districts," "Implementation,"), it becomes apparent that not only are the "suggestions" regarding environmental sustainability goals toothless, but that what *is* outlined as the regulatory framework for implementation will in fact take us even further from those goals. For example:

- Instead of setting and requiring environmental sustainability building standards at least as strong as those we are seeing in Washington DC and other leading urban communities, or of setting standards and requirements to achieve the "Towards net-zero" goal for buildings energy consumption (page 64) that the Plan itself suggests, the Plan relegates energy-efficiency measures and standards to an "Ecology" section (2.4) that is merely a recommendation, and therefore destined to be ignored by developers.
- While the Plan touts in colorful charts proposed goals and metrics for "400% increase in open and park space", and "36 acres of green roofs," those are merely suggestions, with no regulatory mechanism to ensure that they will occur.
- Instead of nurturing and connecting existing, scarce park and open space resources, like the unique open space alignment from Elm Street Park and

the Farmer's Market to the Writer's Center, the Plan will entomb this space with some of the highest buildings and development in all of Bethesda and along the Wisconsin corridor.

- Basic stormwater management techniques will be overlooked under this Plan. Features such as bioswales, green roofs, pervious pavement, and others (Ecology section 2.4) are mere "recommendations".
- There is no analysis of the infrastructure needs that need to be met BEFORE developers come in to build, including water supply as well as measures to control the additional sewage and stormwater runoff that can be expected.
- There is no big picture vision for watershed and stream restoration, and water quality management in spite of the opportunities provided by Coquelin Run, a significant tributary to Rock Creek, which is totally ignored in the Plan but could be a site for restoration projects. The Plan includes a proposal to "daylight" the Bethesda Mainstem Branch, but that, again, is a mere recommendation.
- Air quality: The Plan fails to assess environmental impacts, including on air quality. Increased air pollution is likely to result from the increased traffic, from pass-through traffic, the increased number of workers in Bethesda, and traffic from people in the increased number of housing units. No discouraging of parking or alternative modes of transportation will eliminate this effect. The Plan should therefore set forth standards to offset that air quality impact in order to not lose ground in the effort to comply with state and federal standards.
- Heat island effect: A substantial "heat island" and effect is likely to be created by the large buildings that will be built, including in the western part of Town. This cannot be eliminated even with the "green roofs" suggested (but not likely to be achieved unless the Plan is substantially revised).
- Transportation and biking lanes: Changing (decreasing) the number of lanes on busy streets by adding bicycle lanes is likely to increase congestion and residents ability to navigate in and around Bethesda. This will increase air pollution, which will not be offset by biking.
- Clustering buildings close to transportation is not enough for buildings or a community to be sustainable. Because many new proposed buildings will de-facto be close to Metro and to public transportation, they will already have "earned" a major chunk of credit towards LEED certification and have few further incentives to adopt sustainability features. The entire system of

public benefits needs to be revisited and strengthened to ensure that downtown Bethesda is truly sustainable.

- Currently, the Optional Methods for Public Benefits requirements in the Commercial Residential (CR) zone and other public benefits requirements are woefully insufficient to ensure that the goals (or more accurately, "suggestions,") described in the Plan can be met. In other words, as illustrated by the bullets above, there are no sufficient mechanisms or standards to require development to meet the described goals, such as high performance building standards, and expansion and acquisition of new parks and open spaces, while also respecting height limits. For developers of small buildings, the proposal is for them to pay a fee should they wish to exceed height restrictions. This would be sustainable and equitable only if the payment is set high enough and supports defined and local goals in downtown Bethesda, such as acquisition of green space or subsidizing affordable housing.
- The Plan assumes that the Purple Line will go forward and that a South entrance to the Bethesda Metro station will be built. But it's possible that the Purple Line may not go forward as currently assumed. Another plan should be in the works for an alternative including improvements to the tunnel for bicycle and pedestrian use under Wisconsin Avenue and full connection via the tunnel to the Georgetown Branch/Capital Crescent Trail on the east side of the tunnel.
- By the way, a few of the numbers in "Table 1.01 Sustainability Performance Area Metrics for Bethesda" are incorrect. For example: the 48% quoted is incorrect. The correct value is 4800%.

These are big disappointments, especially since we know from the experience of other cities and countries that allowing more density without additional energy consumption, pollution, and (car) traffic, and creating urban forest, linear parks and other popular green open spaces--all goals outlined in the plan--are goals that are do-able, achievable, and popular.

We therefore urge the Planning Board revise the Plan to address and correct the discrepancies listed above.

We also urge that, in the Plan, you:

--Give as much weight to the Ecology criteria and recommendations (2.4) as to the other considerations and requirements in the Plan.

--Instead of entombing Elm Street Park and the Farmer's Market, set the same lower building heights that have ensured the success of Bethesda Row. Also revise the Plan

to include a continuous Bethesda Commons and green space that stretches from Elm Street Park to the Writers Center, with plenty of air and light.

-With proper redesign, the Plan can and should include green corridors that are wide (like Elm Street Park), not narrow, token strips. Larger areas have greater health, emotional and social, and ecosystem (water filtration, biodiversity) benefits. Consider community gardens. One disincentive to moving to a high rise is the lack of opportunity to have a garden. Washington, DC has recognized this and set aside many areas for community gardens. There should be spaces in Bethesda for community gardens as well.

-- Establish a new regulatory framework and system of public benefits requirements, specific to Downtown Bethesda and this Sector Plan, that will require developers to achieve the necessary sustainability standards, and to contribute the necessary amounts to achieve the open space land dedications, contribution to arts/entertainment and amenities funds required to secure the Bethesda Commons and other green and civic space goals identified in the Plan.

* Member of the Climate and Environment Committee of the Town of Chevy Chase. The comments are submitted in their individual capacity and expertise rather than as an official document of Town of Chevy Chase.

MCP-CTRACK

From: WordPress <Jodijsp@gmail.com>
Sent: Monday, June 22, 2015 7:13 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: Jodijsp@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: Jodi Price
City: Chevy Chase
Zip: 20815

MCP-CTRACK

From: WordPress <tiggerlil@comcast.net>
Sent: Monday, June 22, 2015 7:32 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: tiggerlil@comcast.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:

I would like to see an off leash dog exercise area also.

Name: Lilian Burch
City: Bethesda
Zip: 20815

MCP-CTRACK

From: WordPress <misweeney@hotmail.com>
Sent: Monday, June 22, 2015 7:49 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: misweeney@hotmail.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: michael sweeney
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <joseph.k.alexander@hotmail.com>
Sent: Monday, June 22, 2015 8:19 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: joseph.k.alexander@hotmail.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:

Bethesda merchants will benefit from an environment that is inviting to visitors. That is a community that has open park spaces as well as city towers.

Name: Joseph Alexander
City: Bethesda
Zip: 20814

RECEIVED

0526
JUN 23 2015

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

MCP-CTRACK

From: Linda Swan <swan.l@verizon.net>
Sent: Monday, June 22, 2015 6:17 PM
To: MCP-Chair
Cc: Lesley.Howerton@montgomeryplanning.org; Folden, Matthew
Subject: Bethesda Downtown Plan testimony
Attachments: Planning Board letter.pages; ATT00001.htm

June 22, 2015

Mr. Casey Anderson
Chair, Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Sacks Subdivision, Downtown Bethesda Master Plan

Dear Mr. Anderson:

Since purchasing our current residence in 1976 in the Sacks subdivision, the Bethesda downtown area has grown and prospered more than we could have ever imagined. It is hard to believe 20 years have passed since the last revision to the Master Plan. It is exciting to think about the possibilities and changes for the next 20 years. That is why we are writing to you today.

The new Bethesda Downtown Master Plan does not increase density within the Sacks neighborhood comprised of Leland Street, Wellington Drive and Bradley Boulevard which are currently zoned R-60 single residences. We think a mechanism to increase density over the next 20 years should be implemented at this time. Our house is located within a few blocks of the proposed south entrance to the Bethesda Metro and the Bethesda Purple Line station. We are already an isolated R-60 community surrounded by multi-level commercial and multi-family residential buildings. We believe waiting another 20 years to consider higher density zoning is too long. This could be an opportunity for the County to encourage energy efficient new structures and smart growth multi-family housing within a short walk to public transportation and shopping.

Our neighborhood is a walking dream. We cannot think of a more convenient place to live. We believe there are people who plan to stay in place for some time to come. When houses are sold, they are being replaced with larger houses that fill the lot. These new houses are as imposing as a small apartment building in scale to the houses they replace. The character of the neighborhood is changing. That is why we urge the creation of way to implement higher density. That way those who may wish to replace their house with townhouses or apartments and remain in place are able to do so.

If the Board decides to keep the R-60 designation, we urge you to delete the 1994 BDP recommendations to increase the Leland Street right-of-way to 80' with a designation as an arterial street. We support redesigning the intersection of Woodmont Avenue and Strathmore to improve connectivity to Bradley Boulevard via a multi-family residential street.

Sincerely,

Linda and Gordon Swan
4838 Leland Street
Chevy Chase, MD 20815

cc: Leslye Howerton, Matthew Folden

MCP-CTRACK

From: WordPress <mimi.mattis@gmail.com>
Sent: Monday, June 22, 2015 8:38 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: mimi.mattis@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 am unable to attend the meeting, and don't have a solid basis for an opinion, but on the face of it, open space is certainly preferable. Insofar that a tall office building will bring more cars, and less sunlight to the streets, there would have to be a really compelling reason to build on the lot. Once an open space is gone, it is pretty hard to reclaim what is lost.

Name: Eleanor (Mimi) Mattis
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <alandieringer@verizon.net>
Sent: Monday, June 22, 2015 9:02 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: alandieringer@verizon.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:

With the projected increase in population in the Bethesda CBD, there needs to be a concerted effort to increase public green space,

Name: Alan Dieringer
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <candicemwill@gmail.com>
Sent: Monday, June 22, 2015 9:16 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: candicemwill@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:

Please let us have a little green space in Bethesda. Please don't tear down every tree and cement over every patch of grass. Please!

Name: Candice Will
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <neeshak3@gmail.com>
Sent: Monday, June 22, 2015 9:32 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: neeshak3@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:

There are not enough neighborhood gathering spaces in Bethesda. I was in Crystal City the other day and they have a lovely little space along Crystal Drive with bistro tables and chairs, adirondack chairs, and greenery covered archways. During the day, workers from neighboring offices eat lunch or take a moment to relax under the archways and trees. After work, the Crystal City development group hosts events there, including concerts and outdoor fitness classes. No such space exists in Bethesda and with more and more high-rises going up, the neighborhood could benefit from an accessible green space. Another prime example is the gorgeous Bryant Park in New York City. Please. Plant some trees and grass and give us a green gathering space.

Name: Neesha K.
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <saprykin.dmitry@gmail.com>
Sent: Monday, June 22, 2015 9:48 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: saprykin.dmitry@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: Dmitrii Saprykin
City: Rockville
Zip: 20852

MCP-TRACK

From: WordPress <Mdohlie@gmail.com>
Sent: Monday, June 22, 2015 9:58 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: Mdohlie@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:

The quality of life in Montgomery County/ Bethesda has deteriorated with the recent excessive development. There is insufficient meaningful public areas and parks and too many out-of-proportion buildings, too narrow sidewalks, too few trees with consequent lack of shade, and too much continuous construction and noise. I have lived in Bethesda since 1976 and know what we have lost. Frankly, I don't know that I would recommend living in Bethesda to anyone any more!

At least, keep the Bethesda Metro Center as a meeting place - redesignating this area and giving it over developers is dishonest to residents and would be a great loss.

I really question the County Planning Department - how do they manage to come up with all these ideas that reduce quality of life?

Name: MB Dohlie
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Garbersam@mindspring.com>
Sent: Monday, June 22, 2015 10:11 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

Sent from: Garbersam@mindspring.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: Lisa Sams
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <eks1958@rcn.com>
Sent: Monday, June 22, 2015 10:29 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: eks1958@rcn.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 have lived in the Bethesda area since 1967. I would like to see as much open space as possible...NO big buildings that rob us of light and air and only add more concrete and stale air! Just as we enjoyed the artificial turf in Silver Spring, a large open green space would EFFORTLESSLY BRING PEOPLE TOGETHER...young and old, white and black, Hispanic and Asian, etc. Humans are social animals and love to interact. With a large open space we could transform the über-chique Bethesda into something human and humane. TAKE HEED!

Name: Eva Santorini
City: Silver Spring
Zip: 20910

MCP-CTRACK

From: WordPress <timrahn@verizon.net>
Sent: Monday, June 22, 2015 10:36 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: timrahn@verizon.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:

My other concern is the continued development of southern Montgomery County with high-rise buildings. These buildings are contributing to the feeling that this area in Montgomery County is becoming more and more like the urban sprawl and clutter I see in Northern Virginia. The outcome of this development also reduces the intimate look and feel of neighborhoods, including the uniqueness that exists in older, \"undeveloped\" areas. Finally, I find that these buildings have little or no architectural merit. They are simply glass boxes without any sense of human scale. Ultimately, we will suffer with the continuation of development like the building proposed for the plaza at the Bethesda Metro Center.

Name: Timothy W Rahn
City: Takoma Park
Zip: 20912

MCP-CTRACK

From: WordPress <sbspring@att.net>
Sent: Tuesday, June 23, 2015 7:09 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: sbspring@att.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:

Bethesda should be for people and not for developers. The County advocates going green and yet wants to take away the little green space there is. People who live in high density areas also pay taxes and vote.

Name: Susan Spring
City: Bethesda
Zip: 20814

MCP-CTRACK

From: Stuart Sessions <stuart.l.sessions@gmail.com>
Sent: Tuesday, June 23, 2015 12:17 AM
To: MCP-Chair
Subject: Comments on Staff Draft Bethesda Downtown Plan for 6-25-15 hearing
Attachments: Written submission -- Bethesda Plan -- S Sessions.doc

Dear Sirs:

I will not be able to attend the hearing, and would like to provide the attached written comments in lieu of oral testimony. Thank you for the opportunity to present my views.

Sincerely,
Stuart L. Sessions
7700 Meadow Lane
Chevy Chase, MD 20815
Member, Town of Chevy Chase Climate and Environment Committee.

June 22, 2015

Subject: Written testimony regarding May 15 Staff Draft Bethesda Downtown Plan

Author: Stuart Sessions
7700 Meadow Lane
Chevy Chase, MD 20815
Member, Town of Chevy Chase Climate and Environment Committee

I will be unable to testify in person at the Planning Board hearing on June 25, and would like to provide these written comments in lieu of oral testimony. These comments reflect my personal views and should not be taken as representing the opinion of the Town of Chevy Chase or the Town's Climate and Environment Committee.

I support the testimony provided by Christine Real de Azua and other members of the Town of Chevy Chase Climate and Environment Committee. I would like to make two additional points.

1. Any long-term, continuing community planning effort, such as this one that will guide the future for downtown Bethesda, needs a monitoring and evaluation component. As implementation of the plan proceeds and Bethesda changes, the planners should monitor and report on whether the community is in fact becoming more livable and sustainable as the plan anticipates. Monitoring and evaluation should involve three sequential activities:

- Now, assessing and documenting current conditions in the community (i.e., the baseline);
- Over time as implementation of the plan occurs, monitoring changes in these conditions; and
- Periodically over the 20-year planning horizon, evaluating the desirability of the changes that have occurred, reporting the results, and determining whether the plan needs modification and/or other corrective action.

A key element in this process will be for the County ASAP to adopt a meaningful set of measures that will be used to assess each of the different dimensions of sustainability. The measures should address such items as: air quality, water quality, impervious cover/stormwater management, carbon footprint and energy efficiency, use of renewable energy, green space/open space, reuse/recycling, transportation efficiency, walkability, diversity, accessibility, transit time (north-south and east-west across the downtown), noise, historic/cultural preservation, water efficiency, beautification, management of nutrients and toxic substances, etc. The plan should include provisions for: a) developing and agreeing on the specific measures; b) baseline and ongoing

periodic data collection for the measures; and c) assessment, reporting, and revision of the plan as necessary.

The current Staff Draft Bethesda Downtown Plan includes only a rudimentary start toward such a system for monitoring and evaluation. The sustainability metrics cited in Table 1.01 are much too limited (e.g., no recognition of air pollution, traffic, noise and other important dimensions) and tend to focus on counting the number of some items in existence (e.g., 8 parks, 1.19 miles of bicycle trails) with no indication about the amount of such items that might be desirable or adequate (e.g., acreage of open space/parks per capita, percentage of miles of key roads that have bike lanes).

I personally believe that the plan as currently constituted will make downtown Bethesda both less livable for its residents and a worse neighbor for its surrounding communities, including the Town of Chevy Chase. I hope that some sort of rigorous monitoring and assessment process will be established so that it will become clear over time whether development of downtown Bethesda as it unfolds is enhancing or degrading the quality of life for its residents and neighbors.

2. The plan also needs a component addressing mitigation of impacts as construction and development occur. In my view, the County's efforts to mitigate the adverse impacts of ongoing construction on residents, neighbors and visitors are weak. Construction projects are allowed to use land and restrict access well beyond the construction site itself (e.g., closing adjoining lanes in roads so as to provide for construction worker vehicle parking, closing sidewalks unnecessarily and making pedestrians take indirect routes in instances where there appears to be no safety reason for closing the sidewalk), little attention is paid to construction noise and dust (e.g., widely available but somewhat more costly noise and dust abatement measures are not required), and the County's construction/development stormwater management requirements are significantly less protective than those for some other communities. Downtown Bethesda is going to be constantly under construction for the next 20 years as outlined in the Draft Plan. In my view, it's nearly as important to ensure that the construction process occurs in a benign manner as to ensure that the results are acceptable once construction is completed.

MCP-CTRACK

From: Anna Akhalkatsi <aakhalkatsi@ifc.org>
Sent: Tuesday, June 23, 2015 3:41 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,

Fully support the idea of the park and oppose the plan to built a high rise. Leave the space for people!

Sincerely,
Anna Akhalkatsi

MCP-CTRACK

From: Naomi Spinrad <nspinrad68@verizon.net>
Sent: Tuesday, June 23, 2015 7:10 AM
To: MCP-Chair
Subject: Bethesda Plan written testimony
Attachments: SPINRAD-WRITTEN TESTIMONY Bethesda Downtown Plan.pdf

Attached please find my written testimony for the Bethesda Sector Plan hearing on June 24, 2015, Item 1.

I will have a considerably shorter oral testimony.

Thank you,
Naomi Spinrad

WRITTEN TESTIMONY

NAOMI SPINRAD

CHEVY CHASE WEST NEIGHBORHOOD ASSOCIATION

BETHESDA DOWNTOWN SECTOR PLAN; JUNE 24, 2015; ITEM 1

I'm Naomi Spinrad, Vice President, the Chevy Chase West Neighborhood Association. CCW is nearly 500 single-family homes. I've written multiple emails on behalf of the nearly 500 homes in our neighborhood association to commissioners and staff, objecting to any rezoning for redevelopment of the property owned by the Bethesda Fire Department at Wisconsin and Bradley. This is the site of Montgomery County Fire Station 6, which we want to keep as a standalone fire station. We thank you all for listening to our concerns over the past months.

These are the reasons, explained in further detail below, that CCW believes the proposal by the Bethesda Fire Department – Fire Station 6 at 6600 Wisconsin Avenue should be rejected:

- **The BFD proposes development incompatible with the adjacent single-family residential neighborhood, based on planning principles, and inconsistent with the Bethesda-Chevy Chase Master Plan, the Bethesda CBD Sector Plan, the Friendship Heights Sector Plan, and the new zoning code,**
- **The BFD proposal would exacerbate a challenging traffic environment and would degrade emergency response time.**
- **The BFD has not demonstrated that the fire station needs to be updated or that the only way to do so is via intense development.**
- **The property at 6600 Wisconsin Avenue was intended to be a fire station when it was obtained by the BFD, and its status as a landlord supporting public safety places it in a unique position among property owners in the plan area.**

I. Under the B-CC Master Plan, the Bethesda and Friendship Heights Sector Plans, and the new zoning code, sound land use planning requires that this site not be developed more intensely.

Chevy Chase West's northern border is Nottingham Drive; the fire station is directly across the street from homes in our community.

This section of Wisconsin, between Friendship Heights and Bethesda, is known as the Green Mile and is recognized as such in the Bethesda-Chevy Chase Master Plan, the current Bethesda CBD Plan, and more recently in the Planning Department's "Guiding the Future of the MD355/I270 Corridor." This 2008 report states that this area along MD 355, between Friendship Heights and Bethesda, "is referred to as the 'Green Mile,' and it is envisioned as a grand boulevard that preserves the green and residential character of the adjacent communities. New development should be concentrated in the centers and away from the 'Green Mile' and the stable residential areas." (Emphasis added)

The B-CC Master Plan embraces a Green Corridors Policy (Section 3.11) that applies to this section of Wisconsin Avenue. It explicitly states, in regard to both the Bethesda CBD and the Friendship Heights Sector Plans, "Maintain and protect the single-family character of surrounding areas." It notes, "It is also important to minimize uses that might degrade the safety and capacity of the highway by creating too many access points and conflicting turning movements." Section 3.2, "Chevy Chase – Eastern and Southern B-CC," endorses a Green Corridors policy for major highways, including Wisconsin Avenue.

The area around the fire station has barely changed in the last 50 years – the Chevy Chase Club is still there; Chevy Chase Terrace and Chevy Chase Gardens are now Chevy Chase West, still filled with single family homes (many of them older than the fire station); St. John's Episcopal Church, built in 1848, remains on the northeast corner of Bradley and Wisconsin; the motel, diner, and parking lot that were on the northwest corner have been replaced by the two-story structure that houses CVS, Staples and some small businesses. BFD has not submitted any requests for zoning changes or special exceptions before.

CCW learned of the request for a zoning change not from its community representative to the BFD, but from news reports.

Rezoning this property as a CR zone opens it to uses that are not appropriate either along the Green Mile or in such proximity to our community; these uses include restaurants, funeral homes, hotels, recreation and entertainment facilities with up to 1,000 capacity, retail, vehicle sales, a gas station, and a drive-thru (bank, food, etc).

CCW strongly believes that the southern boundary of the Bethesda Downtown area should be the north side of Bradley Boulevard, reflecting the overwhelmingly stable, unchanging residential structures and uses, as well as tree cover, south of Bradley between Wisconsin and the Capitol Crescent Trail since long before the 1994 Bethesda CBD Plan. Staff has recommended CR zoning for a site that is the only property on the south side of Bradley directly confronting single-family homes. There are compelling reasons that more intense redevelopment is inconsistent with planning principles and incompatible with current land use patterns.

Zoning Principles

Transit proximity - 6600 Wisconsin Avenue is more than half a mile from the Bethesda Metro station, and even further from the Friendship Heights stop. Thus it does not qualify as transit proximate.

Stepping down height and density - Building height and density are supposed to and generally do decrease the further away a property is from a Metro station. This is true along Wisconsin Avenue, moving south from the Bethesda Metro station. Directly to the north of 6600 Wisconsin, across Bradley Boulevard, is a two-story structure. Diagonally

across the street is a two-story steepled church and school, with green space on the corner. Directly east, across Wisconsin, is the Chevy Chase Club, a special exception county club, forested and landscaped, on land zoned R-60. To the south are the R-60 single-family homes of CCW, and to the west, a single-family home converted to a small dental clinic.

Maintaining neighborhood character – As one moves from the north side of Bradley to the south along Wisconsin, there is a clear change in the nature of the neighborhood. Even with taller buildings envisioned by this plan around the Metro stop, heights decrease to an essentially commercial strip north of Bradley, and even by the fire station trees dominate and rooftops are hidden by leafy branches.

Redevelopment of 6600 Wisconsin to include multi-story residential construction above a fire station would bring more than just greater height and density looming over these single family homes. Loading docks, service bays, garbage collection, deliveries, entrances/exits for underground parking, all must go someplace, and they cannot be placed anywhere that might hinder the ability of firefighting equipment and personnel to respond expeditiously. Wisconsin and Bradley are both state roads, with limited possibilities for curb cuts and service/loading areas. That makes Nottingham Drive the most likely option for many if not all of these functions, effectively turning a residential street into a service alley, resulting in more noise, trash, and traffic, and less road safety for residents with a potential decrease in property values.

Traffic issues

The April 2014 Montgomery County Mobility Assessment Report notes that MD355 (Wisconsin Avenue) in Bethesda ranks in the top 10 congested roadways in the County during morning peak (southbound) and midday and evening peak (northbound). Traffic patterns in and near the Wisconsin/Nottingham and Wisconsin/Bradley intersections cannot support the many additional vehicles, both personal and service, such as garbage trucks, associated with multiple residences and whatever other uses BFD might include in a multistory building with underground parking and the associated additional driveway(s) and loading and service areas. Traffic issues resulting from the addition of these vehicles and driveways to an already challenging street grid will make it more difficult for our Nottingham residents to enter and leave their dead-end street, a feat that is already a challenge given use of the street by fire trucks and the addition in recent years of turn lanes and turn arrows on Wisconsin and Bradley, such that there is never a sustained period without traffic moving on Wisconsin's southbound lanes.

Parking Issues

In public meetings, BFD indicated that underground parking spaces for residents, plus another 40-50 for firefighters, would be part of any development on the site. No provision was noted for parking for visitors, who would likely park, or try to park, in the limited on-street spaces on Nottingham and nearby streets, disrupting parking and traffic patterns for residents. Norwood Drive, one block south of Nottingham and part of

CCW, is the only vehicular entrance to Norwood Park and consistently faces parking and traffic issues due primarily to sports practices and games. CCW has been in regular contact with Parks personnel the past several years because of rampant illegal parking. These problems would be exacerbated by construction of a multi-dwelling building without adequate parking for residents AND guests.

School Capacity

CCW is served by the Bethesda-Chevy Chase High School Cluster. We are particularly concerned about added enrollment in the near and distant future at Somerset ES and B-CC HS. Contrary to projections as recently as last year, Somerset's kindergarten classes expanded from three in 2013-14 to five in 2014-15. The BFD property at 6600 Wisconsin Avenue is within Somerset's boundaries. According to its PTSA, B-CC High School this past year had 1,991 enrolled students – more than the projected enrollment for 2016-17, and nearly 20% more than its capacity of 1,692. The completion date for a 33-classroom addition has already been pushed back by one year. With 16.92 acres – less than half the 35-acre MCPS-recommended standard for high schools – there is little room to expand further. Any residential development at 6600 Wisconsin (and south of Bradley in general) will increase the burden on our school cluster.

BFD says that the development and growth in downtown Bethesda require an updated fire station with greater capacity, yet when asked whether they had raised concerns as projects were approved about their ability to respond to emergencies – or whether they had considered the additional burden any of their own redevelopment plans would place on emergency services – they have had no response. **CCW believes it makes no sense for BFD to argue, as it is doing, that greater density requires a fire station with greater capacity and then propose to increase density itself.**

Summary: There are compelling planning principles and commitments – transit proximity, height and density step-downs, neighborhood character, maintaining tree cover, compatibility, traffic, parking, and school capacity - that do not support the redevelopment envisioned by the Bethesda Fire Department.

II. The BFD proposal would degrade public safety.

Fire Station 6 serves Friendship Heights, the Town of Somerset, the Village of Chevy Chase, the Village of Drummond, CCW, the Town of Chevy Chase, downtown Bethesda, the townhomes, condominiums, HOC and other rental housing south of Bradley, and other communities from Springfield to east of Connecticut, as well as commercial and business properties and other public institutions. **It is imperative that emergency personnel and vehicles be able to respond quickly and effectively to calls from the service area.** The original artist conceptions submitted to planners by the BFD show the exit for the fire station moved to the west, which would require a curb cut in the Bradley median and a second traffic signal. . In addition, traffic regularly backs up on eastbound Bradley when the traffic light at Wisconsin and Bradley turns red; even with a curb cut

and second signal emergency vehicles would need extra time to exit safely from a fire station reoriented westward, resulting in delays to emergency response. We doubt this is wise, especially as the current configuration allows emergency vehicles to exit the station directly into the Bradley-Wisconsin intersection, heading from there in any direction. In May, BFD representatives told our board that they were now considering having fire and emergency vehicles back into the station from the Wisconsin/Bradley intersection. As noted in the previous section, the County has already recognized Wisconsin Avenue in Bethesda as one of the ten most congested roadways during rush hours

We also doubt the wisdom for the long term of encasing the fire station in a larger structure. Unlike the Potomac Yard fire station in Virginia, this site is not greenfield development. It is circumscribed by four roads and a land connection, and in light of continuing development in planning area 1, and the B-CC area in particular, we believe it makes more sense to **retain the limited space on the property for possible expansion to serve future fire and rescue needs.**

III. The BFD has shown no immediate need to alter Fire Station 6.

No one other than the Bethesda Fire Department has determined that this station is in need of redevelopment. Montgomery County Fire and Rescue Services keeps track of the condition of fire stations and provides full or partial funding to renovate or repair them when there is a need. The MCFRS CIP for FY2015-20 includes full or partial costs for six fire stations, but not Fire Station 6. MCFRS is currently working on its own five-year plan and we have no indication that this will include rebuilding Fire Station 6. Thus, County public safety professionals have not found a compelling need to alter the property; in the absence of such a determination, there is no need to consider contravening planning principles.

The BFD, despite its historic status as a “volunteer fire department,” is not run by firefighters – it is run by an executive committee dominated by lawyers and business people. **CCW believes that determinations of public safety, including fire station configurations on private property, are most properly made by professional public safety personnel, in this case MCFRS.**

No change in zoning should be made on this property unless MCFRS explicitly affirms that there is a compelling need to do so. We note also that the stated mission of the property owner in qualifying for its tax-exempt status is fire and rescue services and education, not property management.

BFD at its public meetings last September commented that Montgomery County might decide to shut this station, a claim echoed in recent mailings. At those meetings it also said the County might take over the station, in which case we would be worse off. BFD has also said repeatedly that the County will not fund new stations. We find these scare

tactics offensive, especially in light of County contributions to renovation, repair, and rebuilding of fire stations around the County, and the fact that all residential property owners pay a Consolidated Fire Tax within their property tax payments.

IV. The property at 6600 Wisconsin Avenue was intended to be a fire station when it was obtained by the BFD, and its status as a landlord supporting public safety places the BFD in a unique position among property owners.

Available records indicate the property at 6600 Wisconsin Avenue was intended to be a fire station. The Bethesda Fire Department was effectively given this land by the County through a variety of transactions, and it was meant for a fire station.

The Fry family owned this property prior to its use as a fire station. The first part of the lot, where the current fire station is located, was transferred to the BFD in June 1968, for \$261,000, according to the Land Records office in Rockville, reportedly with proceeds from the sale of 7620 Old Georgetown Road, the original site. In 1977, the remainder of the property (essentially the undeveloped area west of the station, approximately 35,000 of the total 79,000 square feet) was transferred from Martha Fry et al to Montgomery County, MD for "no consideration." This deed includes the following language: "THE COUNTY proposes to use the land herein conveyed for the Bethesda Fire Station." There is no mention of any other use.

Efforts by previous owners to upzone and develop the property failed repeatedly, including in the Maryland Court of Appeals

The efforts by previous owners, the Fry family, to upzone and develop the property are instructive in the current context. The property appears to have been zoned R-60 until 1958. Prior to 1958, repeated efforts by previous owners to obtain commercial zoning were rejected. In 1958 the Frys obtained R-10 zoning, but continued their efforts to be granted commercial zoning. Planning staff reports repeatedly noted such things as, for example, "a commercial structure 90 feet tall could be built overshadowing the homes south of Nottingham Drive. If such a building were built at this location it would not establish a southern limit to the Bethesda Business District, but would instead tend to encourage commercialization to spread further south. For these reasons and because the requested change is contrary to an adopted zoning plan, this application should be denied" (1960) and "The [Master] Plan established Bradley Boulevard as a boundary line between the commercial uses of the Bethesda Business District which lies to the north and the residential area to the south. The District Council has recognized this boundary, and pointed out that 'The Council believes that the Boulevard marks a stabilization for transition from commercial to residential uses'" (1964). The Planning Board concurred that commercial development here would "constitute an opening wedge for the extension of commercial zoning from the Bethesda Business district south to the District Line." Both Chevy Chase Gardens and Chevy Chase Terrace, forerunners to Chevy Chase West, vigorously objected to granting any change in zoning. Over and over, the County Council denied these zoning change applications.

Perhaps the most striking precedent is the effort by the Fry family to obtain a special exception in 1965 so that they could build an apartment hotel, containing 22 hotel rooms, 32 hotel suites, 25 efficiencies, 45 one-bedrooms, 45 two-bedrooms, 243 surface and underground parking spaces, a barber shop, beauty shop, coffee shop, pharmacy, and rooftop swimming pool. The Planning Board found that the proposed use would "not constitute a nuisance because of traffic, number of guests, noise, or other factors, and that the apartment hotel will be of sufficient size and character so that the patronage of such businesses may be expected to be furnished substantially or wholly by residents or guests of the apartment hotel." The Board of Appeals approved the application, with one dissent pointing out that the maximum density permitted in an R-10 zone is 43.5 dwelling units per acre of at least 1000 square feet per unit – a standard that the application did not meet - as well as noting excessive lot coverage, and the likely traffic issues. In December 1966, the Maryland Court of Appeals ruled that the plans violated unit size and lot coverage, and that the entities bringing suit – nearby single family neighborhoods - had standing. The Fry family did not revive this effort.

The Bethesda Fire Department does not provide fire and rescue services or significant fire education, but these are the basis for its non-profit status

The Bethesda Fire Department began in 1926 as a true volunteer fire department. However, for years, Fire Station 6 has been staffed by MCFRS professional firefighters; MCFRS provides the equipment and covers nearly all of the expenses associated with the station. The BFD is effectively just a landlord, one fortunate enough to be reimbursed for most expenses and to be exempt from taxes.

But there are other aspects of BFD that concern CCW. As noted above, BFD is not run by individuals experienced in emergency services. It is a non-profit, non-stock corporation (501(c)3) whose tax filings (Form 990) state that its mission is "providing fire and rescue services," and that its accomplishments include "providing fire and rescue services to the local communities" and "providing fire and safety education to the general public." In fact, BFD is little more than a landlord. Fire education appears to consist of an open house in the fall, an electronic billboard outside the station, and a few items on the BFD website (for example, in FAQ, "Where do I buy a fire extinguisher that meets the Fire code? Any hardware store. All legally sold fire extinguishers meet code. Just be sure that it matches the kind of fire risk you want to control."). Perusal of its Form 990s covering, for example, the period 7/1/12 to 6/30/13, finds \$2897 spent on "fire prevention" and \$66,134 on "accounting," \$31,414 on "office expenses;" it shows that more was spent on "legal" (\$3560) and "subscriptions" (\$2906) than on fire prevention. Lest this appear to be an anomaly, the 990 for the previous year shows \$800 on "fire prevention," \$2,229 on "service awards," and \$76,278 on "accounting." (BFD Form 990s from 2001 through 2013 are accessible at <https://www.citizenaudit.org/520743537/> and other websites.)

According to the 990s, BFD's income has decreased from \$868,903 in 2009 to \$150,016 in 2013. CCW does not believe that this decline should be reversed via development

that is detrimental to our neighborhood of single-family homes and that may affect public safety.

CCW also believes the 990s raise questions about the nonprofit mission and accomplishments of the BFD. Redevelopment of the site at 6600 Wisconsin Avenue that embeds the fire station in a residential development of up to multiple units would significantly and drastically change the nature of BFD's functions, making its primary roles those of landlord and property manager, not provider of fire services and education. These issues do not go away if BFD cedes its development and managerial roles to a private partner while retaining ownership of the property. Although these concerns may go beyond the scope of what planners and the Planning Board can consider, **CCW believes that they raise real issues about constraints on BFD and the use of this property if it wishes to maintain its nonprofit volunteer fire department status. Because BFD's status bears directly on its relationship with MCFRS and its ability to provide fire and rescue services, this is also a compelling reason to seek timely input from MCFRS.**

ADDITIONAL ISSUES AND INFORMATION

The BFD notes in the narrative submitted to planners that "BFD is at the beginning of a due diligence process on all of the potential options to determine the best way to provide the fire services that the community will need in the future. While it is possible that something could happen within the next 5-8 years, it is likely that the result of the process will be longer than that." Such a vague statement, coupled with uncertainty over which of the five options listed might be proposed, the need for significant input from MCFRS (which is currently working on its own five-year plan), and determined community opposition to this proposal, strongly suggest that it is exceedingly premature for the BFD to seek a zoning change that would allow far greater density and height when they have no clear idea of what they can or want to do. Outside of the master/sector planning process, other mechanisms including special exceptions, zoning text amendments, and local map amendments offer additional ways to request zoning and/or use changes once there is truly a proposal that is clear and possible under law and that has been properly vetted.

BFD says that the development and growth in downtown Bethesda require an updated fire station with greater capacity, yet when asked whether they had raised concerns as projects were approved about their ability to respond to emergencies – or whether they had considered the additional burden any of their own redevelopment plans would place on emergency services – they have had no response. **CCW believes it makes no sense for BFD to argue, as it is doing, that greater density requires a fire station with greater capacity and then propose to increase density itself.**

CCW believes that the most effective way to retain the character of the residential community south of Bradley would be to restore Bradley Boulevard as the southern

border of the Bethesda CBD/downtown, as Bradley is a natural dividing line between the commercial center and the overwhelmingly residential area to the south. There is precedent for this, as properties were removed from the Bethesda CBD in the 1994 plan. In any case, CCW believes strongly that leaping across Bradley with more intense development is wrong. Adding density to most of the properties south of Bradley, in a worthy attempt to retain the existing naturally occurring affordable housing, will fail unless there is a strong incentive for property owners to sell the additional density rather than redeveloping their properties. There is nothing in the proposed plan that encourages or requires density transfer by sending properties.

CCW also believes that the underlying zoning for the fire station property should be of a density consistent with the least dense adjacent zoning, as is true for a majority of the fire and rescue stations in the county. Here, that zoning is R-60. CCW believes that CR zoning is completely inappropriate for this edge property. At the very least the zoning should be left as is until, first, the County's fire and rescue officials determine what is needed there, and second, there is a compelling reason to change the zoning. At this time neither standard is met.

CCW has a strong record of working with neighboring communities and government agencies to solve problems. Over the last ten years, we have worked regularly with the County arborist to remove dead and diseased trees along our streets and replace them with healthy, utility-friendly trees, paying some expenses out of our own limited funds. We worked with the State Highway Administration on the sidewalk on the east side of Wisconsin south of Bradley, in the context of strong feelings about safe pedestrian access, loss of trees, and aesthetics. When the Chevy Chase Club wanted to create a service driveway directly across from Wisconsin Avenue, representatives from CCW and the Club negotiated an MOU to ensure that 18-wheelers making deliveries to the Club would do so safely and without impeding access to and from CCW.

As noted above, we learned not from our representative to the BFD but from news reports last May that the Bethesda Fire Department was looking at redeveloping the fire station at Wisconsin and Bradley into a seven or eight story residential structure with an embedded, relocated fire station. In October, after public meetings and at my invitation, Grant Davies of the BFD and I met informally and briefly discussed some options that CCW might be able to support if BFD provided certain guarantees. CCW hoped that this would open a dialog, and BFD would come back to us with additional ideas, but we heard nothing more until March, when they asked to make a presentation to our board. There was nothing new in that presentation.

The BFD board is dominated by longtime members who make all major decisions in either executive session, which prohibits community representatives from sharing that information with their communities, or outside of meetings altogether, giving only certain Board members the ability to weigh in, and leaving the rest in the dark. BFD

fundraising has been a disaster, particularly in light of its presence in Bethesda, the economic engine of Montgomery County.

CCW, along with the Town of Somerset, Village of Drummond, Village of Chevy Chase, and the 15 other communities who are part of the Citizens Coordinating Committee of Friendship Heights, as well as the condominium communities south of Bradley, agree that there should be nothing more than a standalone fire station at this site.

Norwood Park is also a key part of our community and a true asset to this part of the County. The Bethesda Downtown Plan draft recognizes its importance. As it too is part of the northern boundary of CCW, we have had for years a working relationship with Parks to preserve Norwood Park while managing its use and impact on our community. This includes dealing with the park patrons' cars using our narrow residential streets for parking and, within the park lot, blocking traffic lanes, as well as overuse of both marked and unmarked ball fields. As plans move forward to make the park more accessible to hikers and bikers, we want to continue to be involved with planning and implementation.

In conclusion, Chevy Chase West and its neighbors along the Green Mile urge you as strongly as possible to reject any change in zoning other than to R-60 for the fire station property, to make it clear that the public safety needs over the next decades demand that this be a standalone fire station, and to respect CCW by not imposing a CR zone, with its heights, densities, and uses so incompatible with a single-family neighborhood, at this location.

MCP-CTRACK

From: WordPress <terry.stahlman@clarkconstruction.com>
Sent: Tuesday, June 23, 2015 7:17 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: terry.stahlman@clarkconstruction.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 do not want to look out the office building I am now and see another building right next door. I support the vision for green space at the plaza.

Name: Terry Stahlman
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <tracysimmons1@comcast.net>
Sent: Tuesday, June 23, 2015 7:52 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: tracysimmons1@comcast.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:

Bethesda needs GREEN space. Space to sit and enjoy all the wonderful amenities Bethesda to offer. A place to grab a coffee and just be. A space to hang out, a space to meet, a space to take off your shoes and put your toes in the grass!

Name: Tracy Simmons
City: Bethesda
Zip: 20814

MCP-CTRACK

From: Titman, Dorothy R. <drtitman@lercheary.com>
Sent: Tuesday, June 23, 2015 8:02 AM
To: MCP-Chair; Wright, Gwen; Krasnow, Rose; Kronenberg, Robert; DeOcampo, Marc; Howerton, Leslye
Cc: Harris, Robert R.
Subject: ON BEHALF OF ROBERT HARRIS/BETHESDA SECTOR PLAN/BROOKFIELD
Attachments: Comments in Support of Public Hearing Draft_Brookfield.PDF

At the request of Mr. Harris, I am forwarding the attached document on behalf of Brookfield Property Owners to be incorporated into the public hearing materials regarding the Bethesda Sector Plan.

Robert R. Harris - Attorney

Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 841-3826 Fax: (301) 347-1779 Email: rrharris@lercheary.com

--

Dorothy R. Titman - Legal Assistant

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Comments in Support of Public Hearing Draft
Bethesda Downtown Plan

Brookfield Property Partners
Bethesda METRO Center Improvements

June 23, 2015

As owners of the Bethesda METRO Center properties, Brookfield Property Partners, L.P., offers this Statement in support of the public hearing draft of the Bethesda Downtown Plan. Brookfield supports the proposed zoning and improvements to the METRO Center project that are possible under the Public Hearing Draft. Brookfield will be testifying in support of the Public Hearing Draft at the hearing on June 24, 2015. Given the limited amount of time available for testimony, this Statement and the attachments to it are being submitted to document the many reasons Maryland-National Capital Park and Planning Commission Staff are recommending redevelopment opportunities for METRO Center. This Statement is also offered in order to address efforts led by Clark Construction to prevent such redevelopment.

I. Background

The current METRO Center development is the product of the 1976 Bethesda CBD Sector Plan, a Plan that is now nearly 40 years old. Although that Plan was developed with METRO in mind, it was conceived well before METRO was extended to Bethesda and at a time when the County did not fully appreciate the importance of METRO, public transit and smart growth. It predated contemporary principles of sustainable design, the importance of urban areas for mixed-use development at the highest possible densities, and the advancing transformation of down County areas in Montgomery County from suburbs to vital urban areas, in many cases providing 24/7 activities. As discussed in more detail in this Statement, all of these reasons underscore the importance of achieving new development potential at the Bethesda METRO Center.

In recent years, other parts of Bethesda (for example Bethesda Row and the Woodmont Triangle) and areas outside of Bethesda (for example downtown Silver Spring, White Flint and now, Wheaton), all have seen major Master Plan changes promoting redevelopment at greater densities and heights than envisioned in the 1970s. In the meantime, the Bethesda METRO Center area has remained stagnant. At the same time, it presents substantial opportunities for new, mixed-use development without adversely impacting the environment or the surrounding Bethesda community.

Eight years ago, the prior owners of the Bethesda METRO Center project recognized these factors and proposed redevelopment of the portions of the METRO Plaza area that are currently occupied by the three-story "food court" building and part of the surrounding Plaza. M-NCPPC Staff fully supported the vision as did: Montgomery County Executive Leggett, the Washington Metropolitan Area Transit Authority, the Washington Smart Growth Alliance, the

Maryland Department of Transportation, the Coalition for Smarter Growth, the Sierra Club, the Maryland Department of Business and Economic Development, the Action Committee for Transit, Governor Glendinning, multiple bicycle organizations, the Hyatt Hotel, local businesses, and members of the community. The Montgomery County Planning Board concluded that provisions in the 1994 Bethesda CBD Sector Plan, which still applied at the time, first required an amendment to the Sector Plan before such redevelopment could occur. Due to the press of many competing Master Plan studies, an update to the Bethesda CBD Sector Plan was not possible until now. The current update provides the opportunity to now proceed.

II. Location

In real estate, sites recognized for their key development potential are often referred to as being at "the corner of Main and Main." This site, in the very center of the Bethesda CBD, at the intersection of Wisconsin Avenue and East-West Highway/Old Georgetown Road, certainly is at the corner of Montgomery County's "Main and Main." Even better than that, with the increasing importance of public transportation, it might be referred to as a site at the corner of "Main and Train." This location sits directly atop the Bethesda Station on METRO's Redline, has the best bus service in the entire Western Montgomery County area, and will be connected via the Bethesda METRO Station to the future Purple Line. This location is also served by 14 METRO bus and Ride-On routes, as well as the Bethesda Circulator, it has an excellent pedestrian network connecting it to the rest of the CBD and the surrounding community, and it is served by both local and regional bicycle routes. This location is within a 10 minute walk of more than 10,000 residents. It is also well separated from single-family communities surrounding Bethesda. It would be difficult to identify a site in Montgomery County where development is more appropriate.

III. Zoning

The property has long held the most intensive zoning in Montgomery County with the greatest possible heights. The recent changes to accommodate redevelopment in the White Flint area have now demonstrated the propriety of even greater heights and densities in key METRO station areas. The Development Plans created for the site in the 1970's, did not take full advantage of the zoning potential then, enabling additional development even without a zoning change. Significantly, the recent rewrite of the Zoning Ordinance, the creation of the CR zones, and the rezoning of the property to the CR 8.0, C6.0, R7.5, and H-175T now opens the door for new uses there. The public hearing Draft recommendation for the site to keep the existing density, but to allow a taller building (as being recommended for the rest of the CBD core along Wisconsin Avenue), ensures the ability of the owners of the under-developed portion of the METRO Center area (the Hyatt Hotel and 3 Bethesda METRO Center) to find ways to expand the mix of uses to allow additional retail and office and new residential uses, and revitalize the entire METRO Center area.

IV. Transportation

No one denies the growing importance of public transportation in the region and in Montgomery County. The Bethesda CBD already boasts a 42% Non-Auto Driver Modal Split

(NADMS) with a goal of reaching 50% as provided in the new Sector Plan draft. Sites like this, on top of a multi-modal transportation system, represent the most desirable ways in which to achieve the NADMS of the future. Moreover, redevelopment of this property will make use of an existing parking garage and require no additional parking. As discussed below, it will enhance the multi-modal operations with new bike station/bike storage facilities, wayfinding, and significant improvements to the multi-modal station itself.

V. Sustainable Design

One of the goals of the new Sector Plan is to achieve new measures of sustainable design. Redevelopment of this property will result in no loss of trees and no impact on streams or wetlands. It will create no new impervious area. Rather, it will result in added storm water management facilities which are now nonexistent and LEED design features will be incorporated. In this respect, Brookfield has a track record throughout the country of achieving the highest environmental sustainability marks, and currently has 39 Buildings in North America with LEED certification. This includes green initiatives through energy reduction, water conservation, recycling, enhanced indoor air quality, alternative transportation measures, environmentally friendly cleaning materials and other practices.

VI. Amenities to Benefit Greater Bethesda Community

The property owners are committed to a major upgrade to the METRO Plaza and courtyard area to attract broader community use. This will include the creation of a "living room" for all of Bethesda, with a noise and traffic protected area suitable for "movies on the lawn", community events, yoga classes, farm markets, community events and other services. New restaurant and retail services to be incorporated into the ground-floor of a new building, as well as contemplated improvements to the ground-floor of the Hyatt Hotel and the existing 3 BMC, building will greatly improve the vitality of this area and its attractiveness to the greater community. To execute this, Brookfield has a well-established group in-house, known as "Arts Brookfield" that designs, programs and operates public use spaces such as this throughout the country and overseas. With these experiences and the financial commitments of the owner, the METRO Plaza area can become a much greater community resource than was ever possible before. The addition of new mixed-use development both at the METRO Center itself and in the neighboring areas of the CBD core will provide both the opportunity and the demand for additional services like this.

Equally important, through discussions with a wide variety of Bethesda organizations and others in the Bethesda area, as well as the Washington Metropolitan Area Transit Authority, the owners have identified a series of highly-desirable improvements to the Bethesda bus station area. The improvements currently under consideration (which would be funded through the redevelopment), include better lighting, improved seating areas, improved bicycle facilities, better way-finding, continuation of the artwork from the Wisconsin pedestrian tunnel into the bus bay, a new covered escalator leading from the bus bay to the Plaza, enhanced commercial signage activating high visibility areas, public Wi-Fi, real time bus signs, and a possible vestibule separating the bus bay from the pedestrian egress into and out of the bus station to the

Plaza. The specifics of these features will be refined through discussions with WMATA and the community but it is safe to say that the benefits will be significant.

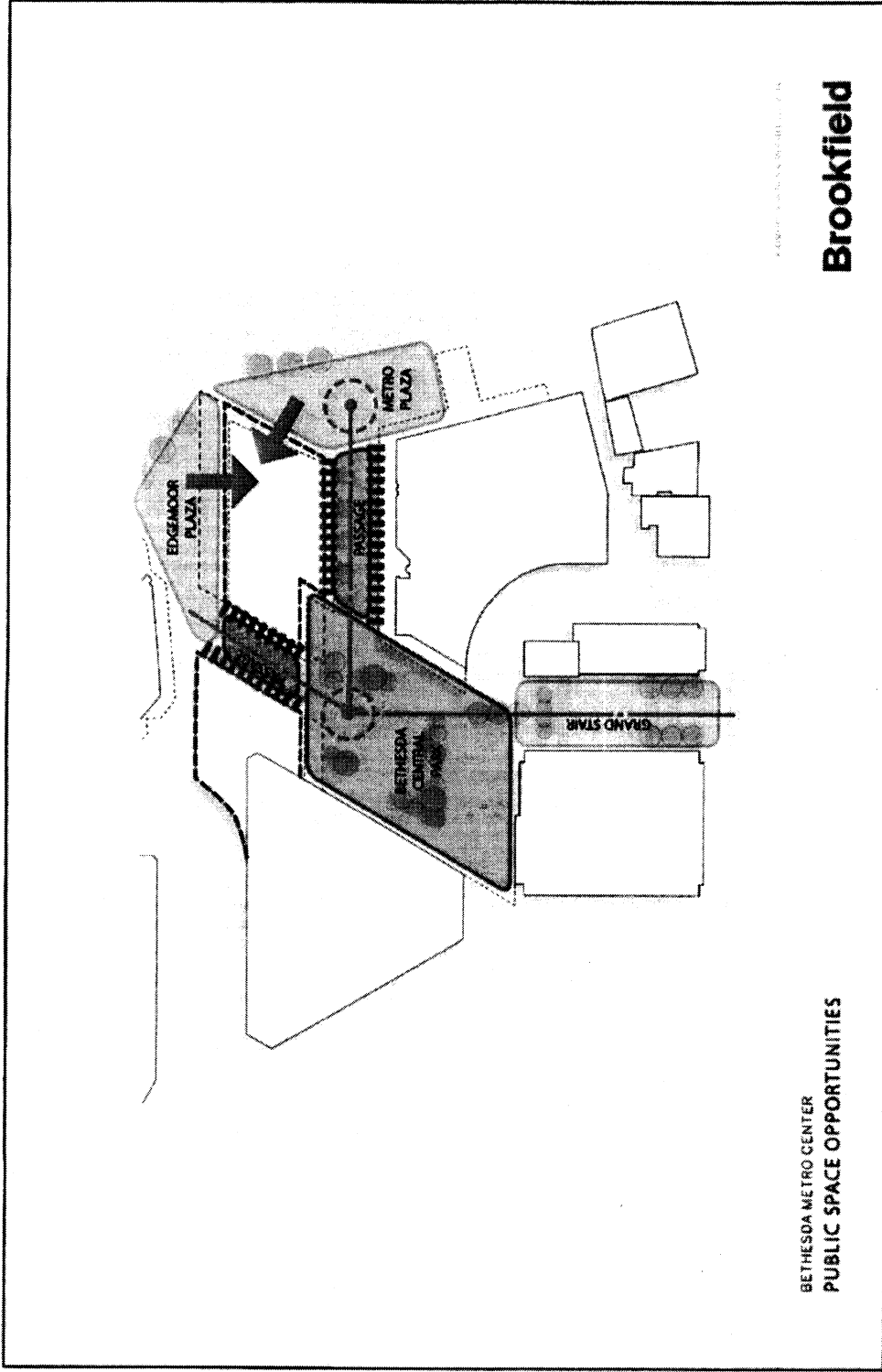
VII. Physical Benefits

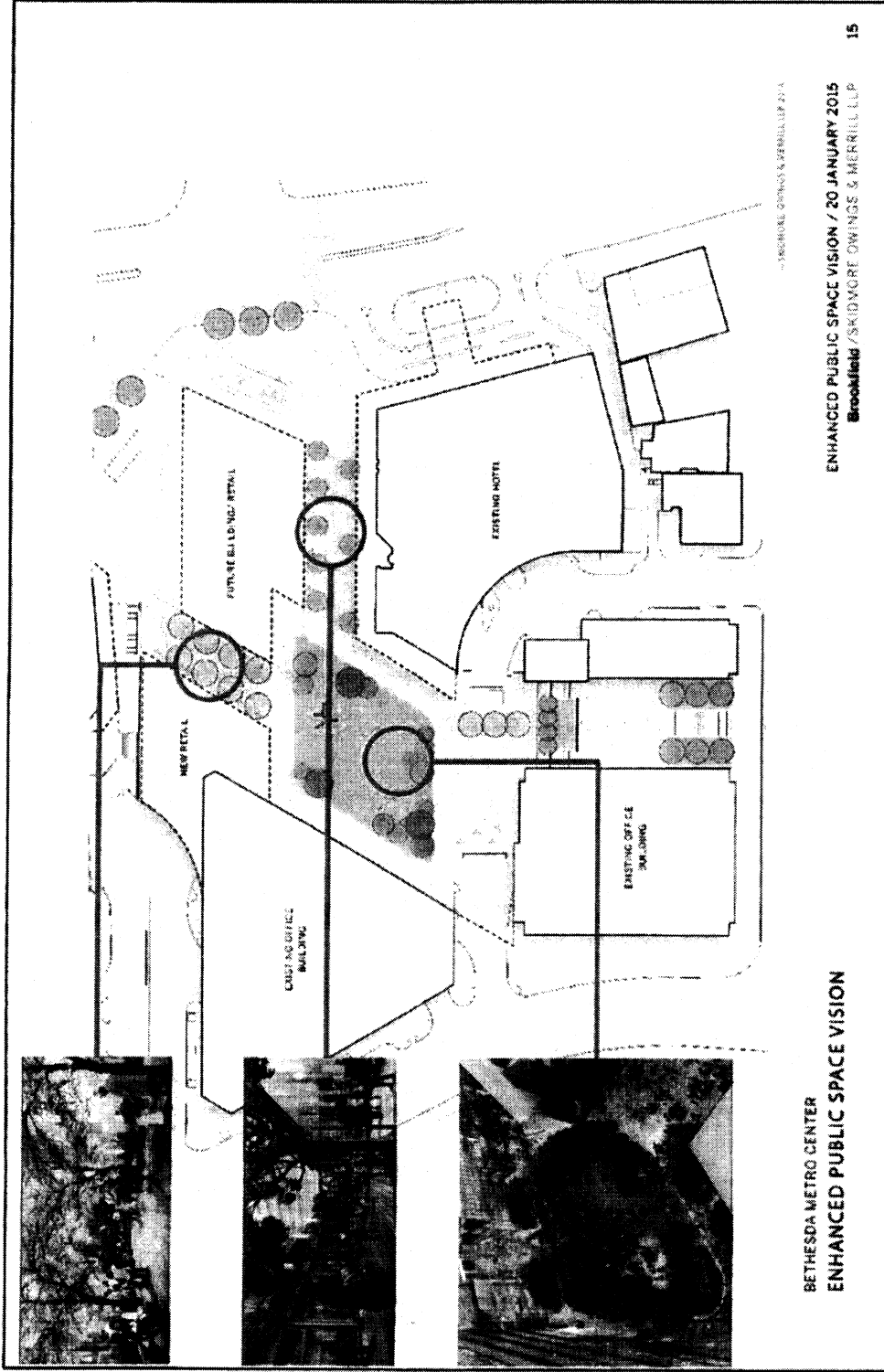
Yet another important basis for allowing new development at the Bethesda METRO Center is the beneficial results for the County from a fiscal perspective. No new public infrastructure investments will be required, because the contemplated improvements to the Plaza and bus area will be supported by the new development. Moreover, the new development itself, and the improved vitality for the remainder of the METRO Center area will result in major tax benefits to both the County and the State. Additional METRO-oriented development will also provide additional financial support for WMATA at a time when such funds are so important. Finally, the ability to construct new, iconic buildings in downtown Bethesda, particularly at the METRO Center, will enhance Bethesda's attractiveness as a business center in competition with Tysons Corner, downtown Washington and other areas, and also increase the vitality of the METRO Center area.

VIII. Clark Construction Opposition

Sadly, whether out of interest in protecting its existing corporate headquarters as the tallest building at the METRO Center, seeking to avoid competition from a potential new office building that would be substantially more desirable from an environmental and sustainability standpoint than the existing Clark building, or the protection of skyline views for corporate executives, Clark Construction has undertaken an active campaign to oppose the Public Hearing Draft and prevent any redevelopment at METRO Center under its existing zoning. Members of the community have been asked by Clark to comment as to whether they favor green space or a new building at METRO Center, implying that the choices are one or the other. Not surprisingly, many people may choose open space. The reality, however, is that new development at the METRO Center will achieve both new, transit oriented development and significantly improved open space. It is not an either/or scenario. We ask that you not let Clark Construction's individual interests interfere with overall County land use policies and the Sector Plan goals for a truly sustainable downtown, with new economic, social and environmental benefits.

Simon Carney
Brookfield Property Partners
750 9th Street, NW
Suite 700
Washington, DC 20001



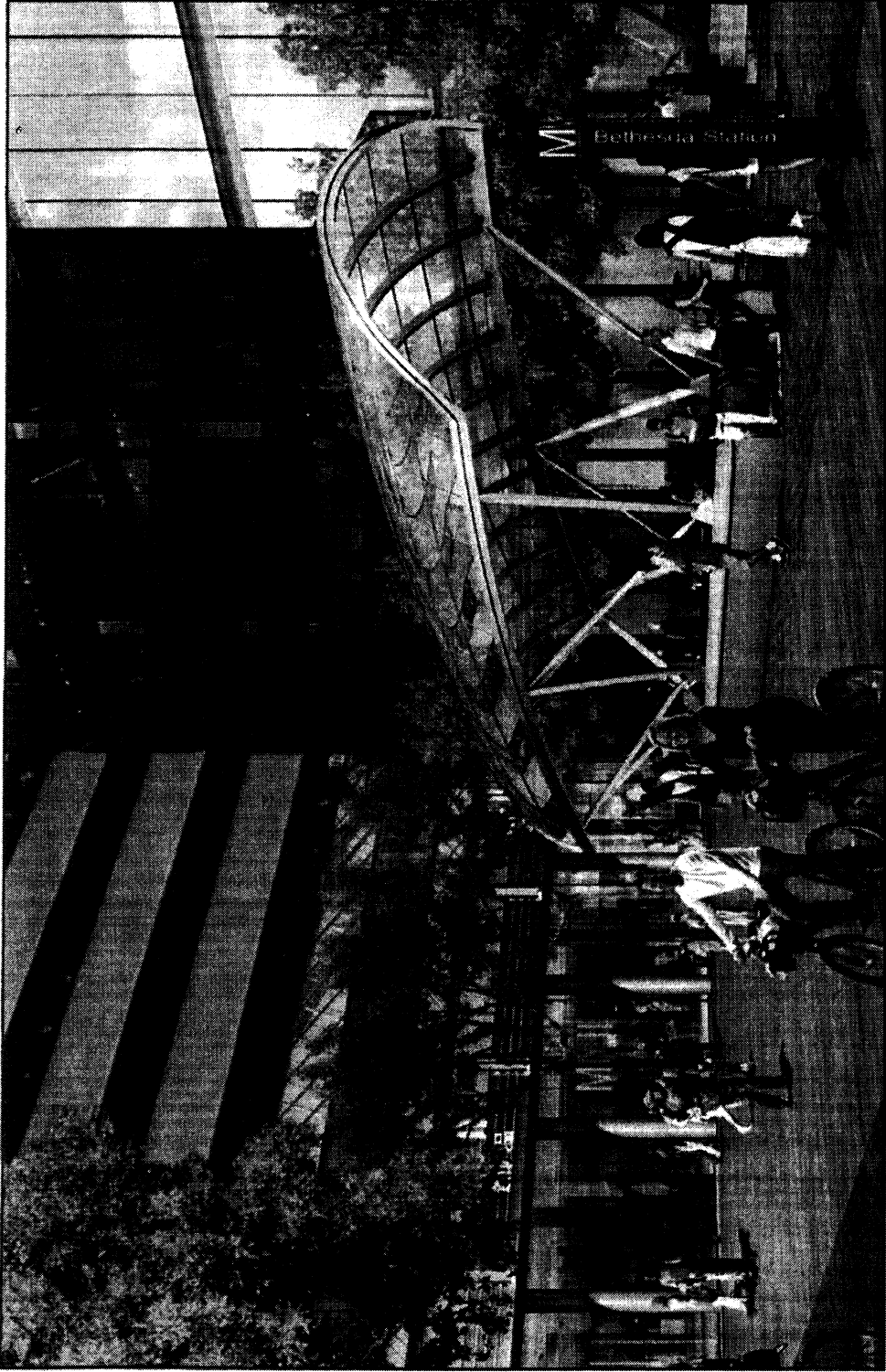






6/22/2015





MCP-CTRACK

From: Titman, Dorothy R. <drtitman@lercheary.com>
Sent: Tuesday, June 23, 2015 8:32 AM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye; DeOcampo, Marc; gary@thejaffegroup.com; ahfarazad@gmail.com; billfryhome@verizon.net; evaias@linowes-law.com; Silber, Stacy P.
Subject: ON BEHALF OF STACY SILBER/BETHESDA SECTOR PLAN - JAFFE GROUP
Attachments: Ltr to Planning Board_Bethesda Sector Plan_Jaffe.PDF

At the request of Stacy Silber, I am forwarding the attached document, on behalf of the Jaffe Group, for incorporation into the public record regarding the Bethesda Sector Plan.

Stacy P. Silber - Attorney

Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 841-3833 Fax: (301) 347-1767 - spsilber@lercheary.com
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--

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ideas that work

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June 23, 2015

The Honorable Casey Anderson
Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: 6801 and 6807 Wisconsin Avenue and West Avenue

Dear Chairman Anderson and Members of the Planning Board:

On behalf of The Jaffe Group and Amir Farazad ("Jaffe and Farazad"), the owners of certain properties known as 6801 and 6807 Wisconsin Avenue (the "Wisconsin Avenue Parcels") and which extend to parcels along West Avenue (the "West Avenue Parcels") (collectively, the "Property"), we are providing comments on Staff's Public Hearing Draft of the Bethesda Downtown Plan, dated May 2015 (the "Draft Plan").

Overall, Bethesda has successfully emerged and developed. But as Staff recognizes, there are certain areas, like the southern portion of Wisconsin Avenue, which have not seen the same emergence and success as other areas of Bethesda. Thus, the Draft Plan seeks to promote the emergence of these underutilized areas. Jaffe and Farazad wish to implement Staff's vision to create a real Southern Gateway into Bethesda, and to provide public benefits for the betterment of the community and the adjacent church. However, to facilitate the transformation of the southern portion of Wisconsin Avenue, and achieve architectural excellence there needs to be an appropriate building envelope, sufficient to accommodate Staff's wish list. We believe this can occur with minimal changes to the Draft Plan. As discussed herein, Jaffe and Farazad are asking for a modification of the density allocation and uniformity of the CR recommendation, a moderate amount of an increase in building height just along Wisconsin Avenue, greenway setbacks that provide greater certainty and uniformity, and flexibility in determining the exact location and access for proposed public connections at the time of site design.

I. Background

The Property is currently developed with single story commercial buildings and associated surface parking lots. Directly to the south of the Property is the St. John's Episcopal Church ("St. John's"). The Sector Plan presents an important opportunity for Jaffe and Farazad to work together with St. John's, to ensure the long term success of the church, revitalization of the Property, and the provision of significant public benefits to the community.

Parking for the church and drop-off of children attending school at St. John's is currently accommodated on the Jaffe Property and West Avenue. Jaffe and Farazad are working with St. John's to accommodate parking and an adequate area for child drop-off in connection with future redevelopment of the Property. This collaboration will help ensure the Church's continued

The Honorable Casey Anderson
June 23, 2015
Pate 2

success and help alleviate impacts on the surrounding community during drop-offs of children at school. However, the ability to provide these facilities and services for St. John's, as well as the other desired amenities, is largely dependent on the density and heights permitted on the Property.

II. Necessary Changes to Draft Plan to Encourage Redevelopment at this Gateway and Allow Creation of Increased Connectivity and Public Shared Areas.

The Property is prominently located just north of the intersection of Wisconsin Avenue and Bradley Boulevard, which Staff has designated as a "gateway." Given the importance of Wisconsin Avenue south, the Draft Plan also designates the Property and this section of Wisconsin Avenue as an "Expanded Center of Activity." To promote the emergence of this area, the Draft Plan recommends:

1. Improved connectivity, including a new multi-purpose public connection between Wisconsin Avenue and West Avenue;
2. Greenway along West Avenue;
3. Appropriate transitions to adjacent residential development;
4. Enhanced open space; and
5. Creation of a "Gateway" at the intersection of Bradley Boulevard and Wisconsin Avenue, through elements such as public art, enhanced landscaping and architecture.

Jaffe and Farazad agree with Staff's overall vision for Wisconsin Avenue south. However, to achieve this vision and ensure redevelopment is economically viable at this prominent location, the following modifications to the Draft Plan are necessary:

A. Proposed Public Connection

The Draft Plan recommends a public connection along the southern boundary of the Property. Jaffe and Farazad agree that a multi-purpose public connection between Wisconsin Avenue and West Avenue is important to improve connectivity in this area. However, the Plan should provide flexibility to allow for determination of the exact location of this multi-purpose connection at the time of site design. Thus, as with other similar recommendations, the Draft Plan should include language to clarify that the exact location of the "proposed public connection" should be determined in connection with future redevelopment. Draft Plan Page 67.

B. Greenway Width Should be More Uniform and Commensurate with Impacts of Future Redevelopment

To promote compatibility with the adjacent residential community, the Draft Plan recommends a public greenway along West Avenue and 46th Street, between Willow Lane and Bradley Boulevard. The proposed greenway concept recommends reduced building heights based on the setback provided from the street. Specifically, the Plan recommends three tiers, which provide for a range of setback widths between 20 and 75 feet. The wide range of

The Honorable Casey Anderson
June 23, 2015
Pate 3

recommended setbacks currently proposed will result in a disparate width greenway as opposed to a uniform streetscape.

Jaffe and Farazad agree that a greenway, with existing access along West Avenue is appropriate to provide a transition between the Wisconsin Avenue Corridor and the adjacent residential community. However, the setback requirements along this block need to be further defined to provide greater uniformity in green area and certainty through the development process. Many of the properties fronting along West Avenue are narrow in width and as such, requiring greater setbacks may prevent redevelopment on these tighter lots. If redevelopment is not economically viable, these properties will remain improved as surface parking lots for the foreseeable future.

The tier ranges should be narrowed to not only provide a more uniform streetscape, but to ensure that redevelopment of these smaller parcels is feasible. Specifically, the Tier Ranges should be modified as follows:

- Tier 1: Building heights up to 35 feet should provide a 20 foot setback.
- Tier 2: Building heights between 36 and 50 feet should provide a setback of 40 feet.
- Tier 3: Building heights between 51 and 70 feet should provide a setback of 60 feet.

These proposed Tiers will provide a buffer and appropriate transition between the Wisconsin Avenue Corridor and the adjacent residential community. And importantly, the narrowed Tiers will result in a more uniform greenway.

C. Density/Height Recommendations for the Property Need Modification to Achieve Connectivity, Church Parking and Greenway

The Property is split zoned. The Draft Plan recommends the (1) Wisconsin Avenue Parcels be zoned CR 3.5, C-2.5, R-3.25, H-120 and (2) West Avenue Parcels be zoned CRT 0.5, C-0.25, R-0.5, H-70.¹ In order to encourage redevelopment and ensure economic vitality in the Expanded Centers of Activity, as desired by Staff, increased building heights and densities are necessary beyond that recommended in the Draft Plan. Jaffe and Farazad's Property include land on both Wisconsin Avenue and West Avenue. Given that the Property will be developed as one, a uniform CR zone should be recommended for Jaffe and Farazad's Property. A 70 foot height restriction would remain appropriate along West, with a slight increase of residential density along West as discussed below.

1. Wisconsin Avenue

This is a site where there is a layering of requirements. In addition to the recommended amenities and public connections contained in the Draft Plan, full build-out of the Property will require acquisition of additional density. To provide the proposed public connection from Wisconsin Avenue to West Avenue, gateway architecture, and desired public benefits at this

¹ It is our understanding that Staff's intention is to recommend the CR 3.5, C-2.5, R-3.25, H-120 zone for both of the Wisconsin Avenue Parcels, and that Staff will fix the map on Page 95 to ensure that Circle 7 covers both Wisconsin Avenue Parcels.

The Honorable Casey Anderson
June 23, 2015
Pate 4

location, the overall density and height proposed on the Wisconsin Avenue Parcels must be increased. The overall density on the Wisconsin Avenue Parcels should be increased to 4.0 (or an increase of 0.50 FAR) and the maximum residential density should be increased to 3.75. This density recommendation will still require density sharing with the Church.

Jaffe and Farazad originally proposed a building height of 180 feet along Wisconsin Avenue. Although the property owners still believe this is an appropriate height at this gateway location, through further study it has been determined that a building height of 145 would be viable and allow flexibility in design and layout to provide exciting architectural design and the amenities sought by the Draft Plan. The increase in height will certainly make a more efficient building, provide more flexibility to sculpt the building in a more Architectonic manner, which will allow sensitivity to the Church and its Memorial Garden. Furthermore, the height and density will make the public benefits economically viable.

2. West Avenue

The Property will be developed comprehensively, and it thus makes sense to zone both the Wisconsin Avenue and West Avenue Parcels as the same CR zoning category, with a lower density recommendation along West. We recognize the sensitivity of transition to the Town of Chevy Chase, and suggest that the height along West should remain at 70 feet.

In order to achieve redevelopment of the existing surface parking on the West Avenue Parcels, which allows for a greenway along West Avenue and accommodates the facilities and services for St. John's discussed above, the overall density must be increased to 1.0. The increase in density will foster developments along West Avenue. This will make the "greenway" concept an obtainable goal and at the same time make a smoother transition between the Wisconsin Avenue Corridor and the residential beyond. A reapportionment to allow for more residential than commercial is appropriate to incentivize redevelopment that is more compatible with the adjacent residential community than the existing surface parking. As such, the maximum residential density should be increased to 1.0. Again, Jaffe and Farazad propose that the 70 foot height recommendation remain for the West Avenue Parcels to provide an appropriate transition to the adjacent residential community.

Due to the layering of requirements currently recommended by the Draft Plan, without increased height and density, the desired redevelopment of this gateway location is not economically feasible and will not occur.

III. Summary of Proposed Changes to Sector Plan.

Additions are denoted by underlining, and deletions through strikethroughs. Plain text represents existing recommendations within the Draft Plan.

A. Proposed Public Connection (Draft Plan page 97)

Proposed Public Connection (Location TBD)

The Honorable Casey Anderson
June 23, 2015
Pate 5

B. Greenway Width (Draft Plan page 127 and 144)

Tier 1 Green Street: For A building setback of 20 feet—~~35~~ feet from the curb shall be provided for buildings up to the maximum height is 35 feet.

Tier 2 Greenway: For A building setback of 36 40 feet —~~75~~ feet from the curb shall be provided for buildings between 36 and, the maximum height is 50 feet.

Tier 3 Neighborhood Green: For A building setback of 60 ~~greater than 75~~ feet from the curb shall be provided for buildings between 51 and, the maximum height is 70 feet.

C. Density/ Height Recommendations (Draft Plan pages 95 and 123)

Page 95:

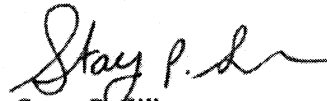
- Clarify that zone (7) is recommended for both Wisconsin Avenue Parcels
- (7) CR 4.0 ~~3.5~~, C-2.5, R-3.75 ~~3.25~~, H-145 ~~120~~

Page 123:

- (5) CRT-1.0 ~~0.5~~, C-0.25, R-1.0 ~~0.5~~, H-70

We appreciate your consideration of these requests and ask that this letter be included in the record.

Sincerely,


Stacy P. Silber

cc: Robert Kronenberg
Leslye Howerton
Marc DeOcampo
Gary Jaffe, The Jaffe Group
Amir Farazad
William G. Fry, St. John's Episcopal Church

MCP-CTRACK

From: Harris, Patricia A. <paharris@lercheearly.com>
Sent: Tuesday, June 23, 2015 8:40 AM
To: MCP-Chair
Cc: Howerton, Leslye; Brian R. Lang
Subject: Bethesda Sector Plan
Attachments: Scan696.PDF

Chair Anderson,

On behalf of Guardian Realty Management, attached please find a letter regarding the Bethesda Sector Plan's recommendations with respect to the property located at 7201 Wisconsin Avenue. Thank you.

Pat Harris

--

Patricia A. Harris - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 841-3832 Fax: (301) 347-3756 - <mailto:paharris@lercheearly.com>
Bio: <http://http://www.lercheearly.com/team/patricia-a-harris>
Vcard: <http://http://www.lercheearly.com/team/patricia-a-harris-vcard>

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ideas that work

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paharris@lerchearly.com

June 23, 2015

Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: 7201 Wisconsin Avenue

Dear Chair Anderson and Members of the Planning Board:

On behalf of Guardian Realty Management, Inc. ("Guardian"), please accept this letter in advance of your upcoming hearing on Staff's Draft of the Bethesda Downtown Plan dated May 2015 (the "Draft Plan"). Guardian serves as agent for 7201 Wisconsin LLC, the owner of the property located at 7201 Wisconsin Avenue (the "Property").

Bethesda is the economic engine of Montgomery County. There are limited opportunities for redevelopment in the downtown core. Thus, sufficient incentives to encourage redevelopment of properties must be provided, in order to achieve Staff's ultimate vision for downtown Bethesda. One of the primary objectives of the Draft Plan is to provide a framework to stimulate reinvestment in strategic commercial areas of Bethesda, where additional development could and should be supported. As such, the Draft Plan identifies three "civic gathering spaces" to encourage redevelopment with signature tall buildings. One of those areas is centered around the Farm Women's Cooperative Market, adjacent to our Property. However, to actually achieve redevelopment around these prominent civic spaces, there must be sufficient density and building heights, as well as balanced policy objectives that do not result in disproportionately higher project costs. We believe this vision can occur with minimal changes to the Draft Plan. As discussed herein, Guardian requests increased density on the Property to accommodate the signature redevelopment contemplated by the Plan, and removal of the energy efficiency requirements for the High Performance Area.

I. Redevelopment of Underutilized Properties in Downtown Core

The Property is prominently located along Wisconsin Avenue in the core of downtown Bethesda, adjacent to the Farm Women's Cooperative Market – one of the three designated civic gathering spaces, as stated above. Recognizing the importance of the Wisconsin Avenue Corridor, the Draft Plan designates this section of Wisconsin Avenue as an "Expanded Center of Activity" and "Main Street Activity Area." The intersection of Willow Lane and Wisconsin Avenue is also designated as an "enhanced intersection," for which the Draft Plan recommends enhanced open space along the Property's southern boundary. Guardian agrees with Staff's overall vision for this area. However, given that the Draft Plan does not provide a significant

increase in density, coupled with the layering of requirements currently included in the Draft Plan, the desired redevelopment of this Property is not economically feasible.

The Draft Plan's recommended rezoning of the Property to – CR 6.0, C-4.75, R-5.75, H-250 – is intended to encourage the acquisition of off-site density to achieve the maximum 250 foot building height. The 6.0 FAR is inadequate to achieve this height without density averaging. However, requiring the acquisition of density in order to achieve full build-out of the Property is a deterrent to redevelopment. In order to incentivize redevelopment of the Property, the overall density on the Property should be increased to 8.0 FAR.

The Draft Plan should strategically incentivize redevelopment in the downtown core. Instead, the Draft Plan recommends an 8.0 FAR for only a select number of properties – a majority of which are already built-out, fully leased-up, and have little incentive to redevelop within the lifetime of the Sector Plan. The Plan only provides an incremental increase to the other remaining properties. Because it is only an incremental increase, unless the property is currently vacant or significantly underdeveloped, this provides no real incentive for redevelopment. As such, we request a more equitable distribution of density to enable the intended vision of the Draft Plan to be realized.

The Property is currently developed with a seven (7) story commercial office building that was constructed in the mid-1980's. As the Draft Plan recognizes, there is a desire for an enhanced intersection and signature buildings at this location. But as discussed above, because the property is currently developed with a high performing, income producing asset, substantial height and density is necessary to incentivize redevelopment. The incremental increase in density currently proposed by the Plan is not sufficient. The Property should be a priority location for redevelopment, where increased density is provided in the mapped zoning to facilitate reinvestment.

Requiring acquisition of density to achieve the intended development on the site is not only problematic because it adds to the cost of development; it also assumes that density will be available from willing sellers at the time the Property is ripe for redevelopment. Guardian fully recognizes that the Draft Plan encourages density transfers to achieve the recommended building heights, by allowing owners to purchase density from priority sending sites, or to utilize the FAR Averaging provisions of the CR Zone. However, it is important to consider that, while our Property presents an important opportunity for future redevelopment, it is not yet ripe for redevelopment. As such, there is no certainty that density from any of the priority sending sites will still be available when development of the Property is ready to proceed. We foresee much of this available density being acquired by larger developments that are ready to proceed shortly after the adoption of the Sector Plan. There is also no guarantee that density will be available from any properties within ¼ mile of the Property. Thus, given the uncertainties of obtaining additional density through density transfers, the Draft Plan should be modified to provide the necessary density up-front to ensure that the Plan's intended vision actually can be implemented. Without additional density, the intended redevelopment around this civic gathering space will not be economically feasible, and this future center will not emerge.

Furthermore, there should also be a tighter correlation between the recommended density and building heights in the Plan. Several properties in downtown Bethesda, which are recommended for lower heights (for example 175 feet), also have a recommended maximum FAR of 6.0. While a 6.0 FAR may be appropriate for these properties with lower building heights, greater density should be provided on the Property to match the recommended building height of 250 feet. The additional density on this Property is appropriate, and will not result in inappropriate bulk or scale because the mapped height will serve as a cap on any future build-out.

II. High Performance Area

We have significant concerns with the High Performance Area recommended by the Draft Plan, which among other things requires optional method of development projects to exceed specific energy-efficiency standards (e.g. exceed ASHRAE 90.1 standards by 15 percent). The Downtown Bethesda Plan is a long-range planning document. Because energy efficiency is a constantly moving target, these policies are more appropriately addressed through building codes and other regulatory requirements that are capable of being updated more frequently. Given the requirement for optional method of development projects to "substantially conform" with the recommendations of the applicable sector plan, we question the wisdom of tying properties to a requirement that will likely change many times during the lifespan of the Sector Plan. In addition, as a practical limitation, plans for many building systems are not refined enough at this stage in the entitlement process, and as such, it will be difficult to ensure compliance with such a requirement, let alone to verify compliance once such systems are in operation. Including an energy efficiency standard in the Sector Plan will merely add to the complexity of development review, which will certainly not spur economic development.

III. Conclusion

We respectfully request that the Draft Plan be modified to incorporate the aforementioned changes. These modifications will enable real change in downtown Bethesda and allow for the realization of the Sector Plan's ultimate vision. Without providing the necessary incentives, the Sector Plan will serve only as an illustrative vision of downtown Bethesda.

We appreciate your consideration of these requests.

Sincerely,



Patricia A. Harris

cc: Ms. Leslye Howerton
Mr. Brian Lang

MCP-CTRACK

RECEIVED

JUN 23 2015

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

0527

From: Sandra Purohit <savebatterypark@yahoo.com>
Sent: Tuesday, June 23, 2015 8:44 AM
To: MCP-Chair
Subject: Petitions opposing Road through Battery Park
Attachments: Physical Petition 34 pages - 207 signatures as of June 23.pdf; comments_on line petition to stop road through Battery Park.pdf; signatures_on line petition to stop road through Battery Park.pdf

I would like to submit the attached petitions and all comments to the Bethesda planning board for the record in objection to the proposed road through battery park. Please find:

A PDF of a physical petition signed by 207 people many including written comments

A PDF on an on-line petition signed by 246 people and a PDF of comments left by many of the online petition signers.

These petitions were spread by word of mouth alone and over 450 people signed in only 3 weeks. PLEASE reject the road through battery park. The residence we spoke to consistently stated that they want more green space with fewer roads and a more eco-friendly Bethesda.

To the Montgomery County Planning Board and the Montgomery County Council –
We sign this petition to strongly oppose a road through Battery Park in Bethesda. The current draft of the Bethesda Downtown Plan includes a recommendation that Norfolk Ave be extended through Battery Park. A road through Battery Park would destroy the nature of this well-loved and well-used community treasure. This is a place for children, the elderly and everyone in between to come and get away from congestion and the dangers of traffic. We need more spaces like Battery Park in Bethesda, not fewer!

We ask you to REJECT the PROPOSED ROAD through BATTERY PARK

	First and Last Name	Age	Address	Comment
1	Steve Noyes	46	3542 Brynmore Md	
2	NATHANIEL STANK	33	5819 GREENTREE RD BETHESDA	
3	ERIN JOHNSON	37	6726 TAMMINS W TERR. CABIN JOHN, MD	
4	June Bell	30	700 Old Georgetown Rd Bethesda.	
5	GEORGE KOZLA	25	7701 Woodmont Ave	
6	NANCIE RUDER	47	8909 Ridge Place Bethesda, MD	
7	ALISON KRUSE	30	4890 BATTERY LANE #109 BETHESDA, MD	
8	Chris Shirley	28	850 N Randolph St. Arlington, VA	
9	Nicholas Vita	27	1550 7th St NW Apt 753 WASH, DC 20001	

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	First and Last Name	Age	Address	Comment
10	Rebecca Gilliard	30	4801 Fairmont Ave Bethesda MD 20814	
11	NIKUNJ BHATT	33	4853 CONBELL AVE APT 006 BETHESDA MD 20814	IT'S A GREAT PARK. LET'S PRESERVE SOME NATURE!
12	Owen Lentz	35	7740 Old Georgetown Rd Bethesda 20814	NO!
13	Josh Rosenthal	38	5409 Sunnyvale 20815	this is not progress
14	Alexander Thomas	35	1609 S Chesapeake	
15	Jenni Pacheco	34	5405 Tuckerman Ln 20852	
16	Jennifer Thai	29	4949 battery lane 20814	
17	WISA Mathews			NO!
18	Margun Mackay		Bethesda	NO!

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First and Last Name	Age	Address	Comment
19 Anita Kraker		4477 Battery Lane #314 Bethesda, MD 20814	The park, free of cars & fences, is a community ^{valuable} community amenity. Why would we want to
20			notice that an un-needed pass-through is not sufficient reason. It will bring more danger to kids.
21 EVELINA FORMAN		4977 BATTERY LN #121, BETHESDA MD 20814	We want to keep the park. We come to spend time with kids the
22 SUSAN SPRING	Voter	4977 Battery Ln #515 Bethesda MD 20814	Keep the park as is as a quiet refuge for people of all ages.
23 Jim Olemus		4977 Battery LN 420 Bethesda, MD 20814	No need for road. I enjoy park as is.
24 Emily & Matthew Mao		4977 Battery Ln, 600 Bethesda, MD 20814	Like to keep the park
25 Deborah Martin	Voter	4977 Battery Lane 806 Bethesda MD 20814	Lived 32 years in downtown Bethesda - Preserve green space. Leave park as is.
26 Karen Tebeka	V	4977 Battery Lane 918 Bethesda MD 20814	NO Road, Like the park as is.
27 Tom Kamkari		4977 Battery Lane #918 Bethesda MD 20814	Like the park, NO Road please.

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	First and Last Name	Age	Address	Comment
28	Brie Salzman		8019 Glenbrook	No Road!
29	Kim Looney		8019 Glenbrook Rd Bethesda, MD 20814	
30	Jay Shuril		7806 Clarendon Rd Bethesda, MD 20814	no road
31	KERRIE MARIE Simone		Apt. 605 4400 EAST-WEST HWY 20814	No road! -Dangers for pokcross!
32	Sue Lay Thompson		4835 Cardell Ave 20814	No Road!
33	Tapoj Chaudhuri		4858 Battery Lane # 212, Bethesda MD 20814	The park is a safe place for children to play. A road will make it unsafe. No more
34	Mike Warburton		8500 38th Ave College Park, MD 20740	I walk through the park often after work at the NIH
35	Alvan Walter		4400 EAST WEST HWY. APT 714 BETHESDA MD 20814	
36	Chris Mulligan		4400 EAST WEST HWY APT 714 BETHESDA MD 20814	Completely unnecessary!

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	First and Last Name	Age	Address	Comment
37	Kelley Lygge	33	8200 Wisconsin Ave. #616 Bethesda, MD 20814	I live here and love using the park
38	Gilson Bernadette	51	5602 Alta Vista Beth 20817	No road in place here
39	Andrea Kaye	54	6219 Strickman Bethesda 20817	Seriously? That's ridiculous
40	LISA WEED	53	3407 Washington St Kensington MD 20895	no road please!
41	PAUL MILES	33	2209 N Capital Ter Arlington VA 22209	
42	Scotter Sachs	26	4301 W Harrison Rd Arlington VA 22203	I use the park daily we need no road
43	Arlene Lukacs	60	10531 St Paul St Kens MD 20895	
44	Jhan Pacheco	25	4977 Babby Lane Bethesda, MD 20814	Amazing park.
45	Daniel Alibonho	33	1211 Elm Forest Way Fairfax, VA 22030	

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	First and Last Name	Age	Address	Comment
46	Timothy Hauser	30	3507 Murdock Rd Kensington, MD 20895	
47	Mary Hauser	30	3507 Murdock Rd Kensington, MD 20895	
48	Ryan Foringer	25	4498 Battery Ln Bethesda MD 20814	
49	Michelle Marcarelli	24	"	
50	Alex Bergmann	27	4835 Cordell Ave Bethesda MD 20814	
51	Chase Bryant	25	4808 Moorland Ln Bethesda Md 20814	
52	Tina Coppage	26	4808 Moorland Ln Apt Bethesda, MD 20814	
53	Howard IV Gilson		4750 Chevy Chase Dr 20615	
54	ALEXANDRU IONITA	34	4498 BATTERY LN Apt # 512	

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	First and Last Name	Age	Address	Comment
55	PRIYANICA KUMAR	29	4835 CORDELL AVE, BETHESDA, MD 20814	No Roads Preserve our community
56	ALINA NICOLAE	35	4998 BATTERY LN APT # 512	
57	Michael Virostek	26	4800 Auburn Ave Bethesda MD 20814	easy access to safe park area
58	Christopher Cassleman	33	4879 Battery Ln #22 Bethesda, MD 20814	Preserve Battery Park as is
59	BILL REYEN	57	4510 AVONDALE ST #5 BETHESDA MD 20814	NO ROADS!!!
60	Gigg Lipson	44	4970 Battery Lane #305 Bethesda, MD 20814	There are enough roads! Close by.
61	LAURENCE LAMY	40	4879 Battery Lane Apt 21 Bethesda, MD 20814	Great park for the kids and to stroll around
62	Henry Polizzi	47	5318 Glenwood Bethesda, MD 20814	No road.
63	Aaron Steele	42	4903 Battery Lane #102 Bethesda, MD 20814	No road! Waste of money make-work project!

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	First and Last Name	Age	Address	Comment
64	Amir Reed	25	4949 Battery Lane	Keep the park!!!
65	Aaron Blank	28	8200 Wisconsin	Don't destroy our park
66	Walter Rusk	55	5015 Battery Lane	Keep Park No thruway
67	Andrew Emery	31	4949 Battery Ln	Please keep Battery Ln Park intact
68	Kurt VanderSchalie	38	4411 Chestnut St	Concerned about safety for kids
69	Nataly Schwartz	32	4970 Battery Lane	Keep park as it is! Adds value to neighborhood.
70	Brice Wilson	33	11217 Trof Rd Rockville, MD 20852	Park space is vital to community
71	Swati Sharma	30	4990 Battery Lane	Keep the park for kids & nature!
72	Jocelyn Jones	50	4998 Battery Lane	Green Space is needed. Not a road..

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First and Last Name	Age	Address	Comment
74 Peter Davis	25	4720 cherry chase Dr, 406 Cherry Chase MD 20815	
75 BRIAN LAMIRIE	56	2005 PLYMOUTH MILL RD Kensington MD 20895	
76 Tim Brennan		4324 Dresden St Kensington MD 20895	We play bocce in the park
77 Stephen Lukens		10571 St Paul St Kensington MD 20895	No Road
78 Didién Welch		200 Benjamin Rd Cilur Spring MD	No Road
79 Kwame Edusei		14405 Tuckerman Hall Ln Bethesda, MD	No Road
80 EVELINA FORMAN		4977 BATTERY LN #121 BETHESDA MD 20814	is a small park, no space for a road
81 Martina Oertling		4835 Cordell Ave Bethesda MD 20814	no need for road, keep the entire park
82 Frederic de Vaulx		4977 Battery Lane Apt 215 Bethesda MD 20814	

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	First and Last Name	Age	Address	Comment
83	Typhai Byers	17	4915 Battery Lane	KEEP THE PARK!
84	Laura Byers	39	4915 Battery Lane	KEEP THE PARK!
85	David Belgorodsky	15	4977 Battery Lane	keep the park!
86	Kellyn Ryan-Eyde	18	8315 Old Georgetown rd.	This park is great!
87	Sofian Kherdeen	22	4721 Roseclab Ave	Keep the park! I go there everyday!
88	Holges Roth	31	5915 COUN AVE NW WASHINGTON, DC	keep the park!
89	Carter Owen Sue Owen	32 32	4949 Battery Lane Bethesda, MD	We walk through this park every day. we love the sense of community. We love the sense of community.
90	Pascal Saura	45	423 5205 Roosevelt St Bethesda, MD	<u>community of foot</u>
91	Gabriela Montenegro	31	4970 Battery Lane Bethesda MD	No road but improve the park!

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	First and Last Name	Age	Address	Comment
92	Anthony Richardson	22	4938 Battery Lane I 20814 MD	Keep the area calm and green
93	Leo Cui Leo Cui	27	4740 Bradley Blvd ¹² Cherry Chase, MD 20815	Went here when I was a kid
94	Elena Piliavs Elena Piliavs	29	4949 Battery Ln Apt 119 Bethesda, MD	BOCCE
95	James Bourgo	21	812 Wade Ave Rockville MD	Save the Kids
96	Eric Shipe	29	812 Wade Ave Rockville MD	Save the Park
97	Derek Watt	25	13222 Clappes Mill Drive Germanstown MD	Save the Park
98	Eric Olson	24	13222 Clappes Mill Drive Germanstown MD	
99	Khaled A/Mansour	37	1375 Fairmont St. Washington DC	Save the park for the kids
100	Katie Endres		1305 N Vermont St Apt #2 Arlington, VA	Love the Park! BOCCE!

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	First and Last Name	Age	Address	Comment
102	William DeCosta Ann Foley	70 64	4977 Battery Ln #516 Bethesda, MD 20814 Same	a road would destroy a much used green space too much traffic already!
103	Bonnie Forman		" " apt 213.	road would destroy much green space used by family members;
104	Willio Pequegnat	/	4977 Battery Lane 976N	Road handles buses and ambulances – do not need ^{high} congress ^{created by}
105	Laura Orenland	39	4977 Battery Lane #1005	Would DESTROY ^{new road} the park & neighborhood for
106	Doug Erickson		4977 Battery #508	NOT MORE ROADS through heart of Bethesda Please
107	J. Charles		4977 Battery Jr #513	The road would destroy open space and create problems for the fire dept & ambulances.
108	Kristin Guertin	32	8315 N Brook Ln #502	Road would destroy park used daily by family – only park nearby. Even if playground stayed, would be too close to road to be safe
109	MICHAEL FERREO		4977 BATTERY LN BETHESDA MD 20814	Norfolk has plenty of cross roads to WISE AVE & OLD TOWN. it does NOT need to cut through BATTERY LN Park!
110	Holly Clemans		4977 Battery Lane #420 Bethesda MD 20815	Road would harm quiet small park, grass, trees, areas for children, summer dogs. Dangerous intersection would be ^{created} at Battery Lane. Cars can easily use Woodmont, Old Georgetown safely to parking garages

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First and Last Name	Age	Address	Comment
111 Andrew Pafford	28	4615 Gemstone Terr. Rockville, MD 20852	Not my 800m route!
112 Neil Roberts	35	5204 Terherton Lane Apt 202 Rockville MD 20852	Not my 300m route!
113 Jeff Rogers	50	11 Larkmeade CT Potomac, MD 20854	I use this park alot!
114 John Weeks	33	4109 Sampson Rd Silver Spring, MD 20906	We use this park everyday!
115 ASEEL SAIED	22	3700 Northampton St NW Washington DC 20015	That's where I meet all the neighborhood dogs!!
116 Sara Bandish	27	7707 Wisconsin Ave #725 Bethesda, MD 20814	Is this really needed? NOT going to improve improve anything...
117 Tom Ruder	47	8709 Ridge Place Bethesda, MD 20817	Don't Do This. No Road. 40 YRS in Bethesda!
118 Katherine Schaffer	22	11314 Connecticut Ave Kensington, MD 20895	I walk through there everyday and the community there is amazing!
119 Corey Phelps	30	11024 Faubetter Rd Bethesda, MD 20854	

To the Montgomery County Planning Board and the Montgomery County Council --
We sign this petition to strongly oppose a road through Battery Park in Bethesda. The current draft of the Bethesda Downtown Plan includes a recommendation that Norfolk Ave be extended through Battery Park. A road through Battery Park would destroy the nature of this well-loved and well-used community treasure. This is a place for children, the elderly and everyone in between to come and get away from congestion and the dangers of traffic. We need more spaces like Battery Park in Bethesda, not fewer!

We ask you to REJECT the PROPOSED ROAD through BATTERY PARK

	First and Last Name	Age	Address	Comment
123	Jeremy and Dixie Kimble	30	4890 Battery Bethesda, MD	dixie.hope@gmail.com
124	Chris Postuszay	25	4918 Battery Lane Bethesda, MD	christopher.postuszay@gmail.com
125	Michael Minicarelli	60	8315 N Brook Ln Bethesda	Please NO... USE FOR MY PET WALKS
126	Alanna Safarpour	25	4853 Cordell Avenue Apt 713 Bethesda, MD 20814	alic.safarpour@gmail.com
127	MIGUEL ALMENDRA	32	4977 Battery Lane Bethesda, MD	
128	Nicole Simodio	39	4977 Battery Ln Bethesda	no me gusta mdniccole@gmail.com
129	Tom McCrenry	27	4800 Aborn Ave Bethesda, MD	—
130	LARRY ORZCO	32	5900 Eckelle PK NIH	use to go out to clear my mind in the park.
131	Erica Hogan	27	4977 Battery Lane Apt 712 Bethesda MD	WALK TO WORK THROUGH PARK

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	First and Last Name	Age	Address	Comment
132	Laura Canas	33	4920 Battery Ln, apt #1 Bethesda, MD	
133	Magdalena Stojewski	36	4920 Battery Ln, apt 1 Bethesda, MD	
134	NARD KUBBEN	33	4913 BATTERY LANE, APT 1 BETHESDA, MD	
135	DAVID BALSIC	29	4920 BATTERY LANE APT 5 Bethesda, MD 20814	
136	Aaron Louie	25	4920 Battery Ln Bethesda, MD 20814	
137	LUCA SCHIFANELLA	29	4920 Battery Ln Bethesda, MD 20814	
138	Karen MEABURN	35	4920 battery Ln Bethesda MD 20814	

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First and Last Name	Age	Address	Comment
139 John Allen	27	715 Monroe St. NE, Washington DC 20007	Bad Idea!
140 CARSON MILLER	39	5179 King Charles Way Bethesda MD 20814	
141 PAUL BRAYLAN	77	7131 ARLINGTON RD BETHESDA. MD 20814	BAD IDEA - NOT NEEDED TUIN PARK-
142 Lewis Gaul	35	4998 Battery Lane #120	NO NEED FOR Road
Barbara Scardina	38	4800 Ardenmore Ave Apt 202 Bethesda MD 20814	I have signed the document already signed
143 Andrew Demidowich	33	4853 Cordell Ave Apt 804 Bethesda	
144 Edgar Deskins		4938 Battery Ln #6	Please do not put a road through our green space

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	First and Last Name	Age	Address <i>e-mail</i>	Comment
145	ANA MARTA MUTTER	64	ANNA COL at the BATTERY COM	NOT A Good Project -
146	SABELLA VILLA	39	4926 BATTERY LN #5 BETHESDA isabella.villa@gmail.com	Please don't add more roads! We need more trees!
147	GANNON GILLESPIE		4926 BATTERY LN #5 BETHESDA MD 20814	PARKS ARE BETTER THAN CARS.
148	TAMARA D'ADDIEGO		4890 BATTERY LN #408, BETHESDA, MD 20814	Let's preserve the environment!
149	GIUSEPPE SCIUME	33	4926 BATTERY LN #6 BETHESDA, MD, 20814	ENOUGH ROADS IN BETHESDA.
150	MARTHA MENDOL		4926 BATTERY LN #5 APT 3 Bethesda	PARKS ARE BETTER

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First and Last Name	Age	Address	Comment
154 SHAUNIN KITERADMANO	28	4930 Battery Lane #3 Bethesda MD 20814	NO.
155 Georgia Baker	21	4930 Battery Lane #3 Bethesda, MD 20814	✓
156 Arnand CARPENTIER	33	4930 Battery Lane Bethesda MD 20814	More road is never the solution!!
157 Kevin Rosendahl	27	4930 Battery Lane #2 Bethesda MD 20814	
158 Kate Rush	33	4930 Battery Ln. Apt 4 Bethesda MD 20814	

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	First and Last Name	Age	Address and E-mail	Comment
181	Elizabeth Timberlake	77	5000 Battery Lane 404 Bethesda 20814	I use park with friends at least weekly.
182	Jal Lubbers	40	5000 Battery Lane 504 20814	I often sit + watch children running around the park
183	Sheila Orr	78	5015 Battery Lane 20814 902	I often use the park to rest during my daily walks
184	Mary Caccador	80	5000 Battery Lane 304 20814	
185	Elizabeth	85	5000 Battery Ln #704 20814	
186	Milweli URGU	44	5000 BATTERY LN #604 20814	I frequently walk through the park - a great alternative to being on Old Ga. or Wisconsin. And I always see other all ages at all hours.
187	Nancy Garrison	67	5000 Battery Ln Apt 806 Bethesda, MD 20814 ncgarrison@verizon.net	↓
188	KSEMIJA JANJIC	40	9405 BULLS RUN PARKWAY BETHESDA, MD 20814	THE PARK IS A GREAT RESOURCE & WOULD BE A LOSS TO HAVE.
189	RICHARD MARTIN	67	5000 BATTERY LN, #307 BETHESDA, MD 20814 rsmccpitaka@hotmail.com	
190	FRANK MIKALONIS	50	5000 BATTERY LN #104 BETHESDA, MD 20814	PLEASE KEEP THE PARK. NOT ENOUGH GREEN!

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	First and Last Name	Age	Address + e-mail	Comment
191	Sandra + Raj Purohit	38 41	4138 Battery Ln #5 Bethesda 20814 Raj@rajabout.com	I use Battery Park regularly a road through the park is a terrible idea. We need traffic free parks.
192	Paul Hrynios	51	4138 Battery Lane #6 Bethesda, MD 20814	phrynios@hotmail.com I use the tennis courts and the picnic tables and benches
193	Alex Jerrin	48	4938 Battery Lane Bethesda MD 20814	Alexander Alexandru jerrin@gmail.com
194	Lyda Holquin	36	4138 Battery Lane Apt 3 Bethesda, MD 20814	My family and I use the park for exercising and recreation. Please don't do that.
195	GUSTAVO GARCIA	37	4938 Battery Ln #3 Bethesda MD 20814	It would be a shame to enjoy our free time with our families, friends, and nature
196	Arie Heijkoop	43	4938 Battery Lane #4 Bethesda, MD 20814	The park is one of few open places left and is well loved.

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First and Last Name	Age	Address and E-mail	Comment
29 Lauren Scardino	35	4800 Auburn Ave, Apt 902 Bethesda Md 20814	I am shocked at the proposed plan of a road through the beautiful sanctuary of Battery Park. It is well used by so many community members. It is a place where people can unplug and get away from the business around them, listen to the birds and watch the squirrels play. It has been proven that green spaces improve people's quality of life and maintain a normal mental health. I simply can't see how another road would out way the extraordinary benefits of this beautiful park which is used by the very young to the very old of the local community. I STRONGLY hope that you consider what is best for the health of the community you work for. I would like you also to explain to my one year old son why you are considering taking away the only park close to his home.
24 Winifred Gladin	25	4900 Battery Lane #204 Bethesda, MD 20814	My family and I are relatively new residents of Bethesda, and chose our street for its proximity to Battery Park. It is a quiet, safe and relaxing area where I don't have to worry about my 16-month old running into the street, hearing noisy cars or breathing in exhaust fumes. We go to the park almost every day and have met so many other moms, dads, babies and kids there. Friends from other parts of MD and DC meet up with us at Battery Park to play, have picnics and take walks. If you've ever gone to the park in the evening, you can tell that it is a hub for all ages-- old and young alike converse on benches, bike on the trail and play ball in the courts. I am truly disappointed by the proposal to build a street through the park; it is such a peaceful place and a street would destroy it.

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We ask you to REJECT the PROPOSED ROAD THROUGH BATTERY PARK

First and Last Name	Age	Address and E-mail	Comment
Patricia and James Stallings		5000 Battery Lane Bethesda, Md. 20814	The park is an invaluable treasure for all the residents of the surrounding apartments and condos on Battery Lane. Every day and evening the playground, basketball and tennis courts are in almost full use and are very popular with many families. It is essential for neighboring residents who have no backyards of their own to have this wonderful resource. Of primary concern also is the horrible traffic a road through the park would cause. Battery Lane is already struggling with more traffic than it can reasonably handle as it is a major cut through from Old Georgetown Road to Wisconsin Avenue. And the new condos that are being developed on Battery Lane will of course cause additional major problems with much increased traffic. A ROAD CUT THROUGH THE PARK WILL CAUSE EVEN A GREATER TRAFFIC NIGHTMARE THAN CURRENTLY EXISTS!!! Please vote no to this horrific proposal.
Barbara Jackier Mel Orleans	65 yrs 71 yrs	5000 Battery Lane #605 Bethesda MD 20814	We are very disturbed that the BPB wants to make a new road & destroy the community park. We play tennis there, walk our dog & relax on the benches. We always see children playing & the basketball court is in use almost daily. In addition the park is the perfect cut-through to Woodmont Triangle's many restaurants & the nearby Circulator Stop on Auburn St. Please save the park

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First and Last Name	Age	Address and E-mail	Comment
Leah Anne Jensen	22	4853 Cordell Ave., Apt 1501 Bethesda Md 20814	<p>To whom it may concern, I am against constructing a road through Battery Park, and I have some testimony that I hope to share.</p> <p>I believe that the park is a valuable resource for the community. Its tennis court, basketball court, and playground are very popular and are regularly enjoyed by the surrounding community, especially since there are no other parks within walking distance. The park also provides valuable green space and adds to the attractiveness and charm of the bustling downtown Bethesda area.</p> <p>I use the tennis court in Battery Park several times per week. I depend on this park because I do not have a car and can not afford to travel long distances to play tennis or exercise anywhere else.</p> <p>Also, constructing a road through this park would be very costly and would have a negative impact on those living in the area without adding a noticeable benefit. The flow of traffic through downtown Bethesda is already good.</p>

change.org
Save Battery Park

Recipient: Montgomery County Planning Board and Montgomery County Council

Letter: Greetings,

No Road through Battery Park!

Comments

Name	Location	Date	Comment
Sandra Purohit	Washington, DC	2015-05-31	Battery Park is one of the few places in Bethesda where everyone young and old can (and does) play ball without concern that the ball will run into traffic. We need more roadless areas in Bethesda, NOT fewer!
Cecilia Cardenas	Montgomery Village, MD	2015-06-02	I would to keep the Batery park open please
Sylvia Moreno	Bethesda, MD	2015-06-02	The children at the center I manage have enjoyed walks to this lovely park over the years. It is a rarity to have this green space in Bethesda.
Gordana Pahigian	Bethesda, MD	2015-06-02	I don't like this idea at all!
Mark Chapman	Bethesda, MD	2015-06-03	This proposed road is ridiculous. It takes approximately 1-2 minutes, depending on traffic to drive around the block. Do not ruin one of the last remaining portions of 'green space' in downtown Bethesda with this proposed road.
Laura painton	Bethesda, MD	2015-06-03	I'm signing because I live across the street from this park and appreciate the fact that it is a walking park only. I play bocce in a league in this park. The park is small, and adding a road would take over much of the space. I don't think there's even too much traffic in this area of Bethesda to just go "around" when in a car. Plus, we are more of a pedestrian city, so don't take this away from us!
Aaron Petrillo	Bethesda, MD	2015-06-03	There is no need to cut through battery park, one of the last true parks in downtown Bethesda.
Zachary Barker	Bethesda, MD	2015-06-03	This lack of road is just a slight inconvenience for people that are too lazy to drive around the available roads that take them maybe 2 extra minutes. There are always families playing on the playground and kids playing tennis and basketball. There are no other options like this within a mile.
Rebecca Oren	West Hempstead, NY	2015-06-03	I have friends that live on Battery Lane and use the park!
Brian Maciel	Bethpage, NY	2015-06-03	My child and I utilize Battery Park multiple times per week and is a community resource.
Alan Vazquez	Bethesda, MD	2015-06-03	The park is an asset, there is no traffic demand to justify the cut through as it does not take too long to take either woodmont or old georgetown road. Further, as a resident of Battery Park, I would not even think of driving and using this road as finding parking would take me longer than just driving
Andrea Magovern	Chevy chase, MD	2015-06-03	This is a great and safe park. Putting a road through the park would seriously impact safety and the ability of kids and others to run freely.
Rebecca S.	Bethesda, MD	2015-06-03	To preserve the integrity, recreational utility, and pedestrian safety of Battery Park. A road through makes no sense it seems. The park also already provides pedestrian walkway through to Woodmont Triangle area. Vehicle pass through does not really add any significant efficiency (via Woodmont Ave or Old Georgetown is more than effective)...
			Overall does not seem a well conceived plan...
Cary Kountoupes	Bethesda, MD	2015-06-03	I am against losing any greenspace.
Leon Chatelain	Bethesda, MD	2015-06-03	This is a wonderful park in a loose chain of green space in Bethesda. It's regularly populated by families, young people playing games, and those who simply like to sit and enjoy nature.

Name	Location	Date	Comment
D Berger	Washington, DC	2015-06-03	There's no good reason to destroy this small park and the resources it provides to the immediate neighborhood. Please cease de-beautifying this area of downtown Bethesda -- it's bad enough that the skyline is disappearing with too many new high-rise buildings having been allowed to be built. We don't need even more traffic coming into Battery Lane, especially with that street used as a main access for the BCC Rescue Squad!
Lauren Lefkowitz	Bethesda, MD	2015-06-03	Please, please don't take away our park! We have so little greenery in downtown Bethesda. There is also very little traffic along Battery and Glenbrook/Norfolk - how could we possibly need a road there?!
Michael Fetchko	Bethesda, MD	2015-06-03	There is clearly no traffic demand to validate the need for Norfolk to extend to Battery Lane, and any traffic allowed next to the park would only interfere with the safe use of this park for people, children, and pets. The park allows for easy use by pedestrians and bicyclists, and cars have no need to be allowed to drive next to it.
M. Rizkalla	Bethesda, MD	2015-06-04	I love using the park because it has no streets bisecting it. The plan to expand the park eastward to where Sherwin-Williams is currently located would mean you end up with 3 mini green-spaces on different sides of 2 streets instead of 1 actual park! This park is already pedestrian & bike friendly, so the argument that the the new road is needed for "connectivity...(and to)...improve pedestrian and bicycle circulation" is just a flimsy excuse to build more highrises for tax revenue! This is evident in the Planning Boards own announcement - "2.3.2 Roadways A. Battery Lane Connector Street (B-1) (50-foot right-of-way; Rugby Avenue to Battery Lane): ... This would provide an opportunity for a mix of future retail and residential uses to have frontage on Battery Lane Urban Park." Stop trying to turn Bethesda into a mini-Manhattan, I like having actual parks, old growth trees, and mid-risers that allow you to still see the sky easily.
Joseph Morse	Bethesda, MD	2015-06-04	Our son loves that playground and we love the fact that he can walk there without having to cross a street.
Gerald Twigg	Chevy Chase, MD	2015-06-04	Childhood memories. This would cause more unnecessary traffic too.
Drew Voytal	Northville, MI	2015-06-04	I use this park routinely and it would be a shame to lose it.
Davida Lisa Steinberg	Atlanta, GA	2015-06-04	I used to live in this neighborhood with my son & I want families in the area to have safe fun park experiences.
Erin O'Malley	Bethesda, MD	2015-06-04	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.
Roopa Purohit	Washington, DC	2015-06-04	The park is a great asset to the Bethesda community. It's a lovely, quiet and safe space where children in particular don't have to worry about cars/traffic being nearby while they are playing. There's absolutely no need to add a road through Battery Park - it's fine as it is.
Patty Garvey	Bethesda, MD	2015-06-04	We should not get rid of park lands and bike/ walk paths.
Kate Oliver	Bethesda, MD	2015-06-05	We need this park. It's the only place in the area where people can walk safely with no cars, play tennis, or let kids play on swings. We do NOT need another road

Name	Location	Date	Comment
Joyce Jansen	Naples, FL	2015-06-05	I love that park! Needs to be preserved!
Matthew Mielke	Bethesda, MD	2015-06-05	As an environmental planner and resident of Bethesda, I see no need to place a road through the park. There are no real pressing issues to have a road here. Other alternatives to fix traffic issues should be evaluated.
Nick Hopkins	Bethesda, MD	2015-06-05	I've played basketball at this park for 5 years and see no need for a road through it. It would be a tremendous shame for a great park to be damaged by further development.
Zachary Knight	Fairfax, VA	2015-06-05	Aside from destroying a children's playground, basketball court, and tennis court, my company is right down the street and has many functions and activities there on a weekly basis. Also, this is the way people get to work by walking or riding a bike. It is not encouraging people to be environmental friendly by building a road.
Tim Husar	Denver, CO	2015-06-05	I'm signing because I worked near here for a long time and saw all the activities that took place here. I'd hate to see that open space disappear. Other similar outdoor spaces are few and far between in that area.
Jobe Solomon	Chevy Chase, MD	2015-06-05	My son uses this park everyday.
Michelle Liu	Chevy Chase, MD	2015-06-05	My child attends Beanstalk Montessori which uses this park at least twice a day and I am concerned that it will become unsafe with the traffic that is proposed to travel through in close proximity to a park that is being used regularly by young children.
Zahra Kazem	Bethesda, MD	2015-06-05	I am the owner and Director of Beanstalk Montessori and Daycare and we have 20 children under our care which use the park on a daily basis twice a day and having a road go through the park will likely have disastrous effects on our business and make the park a dangerous place for the children in our care. I am extremely unhappy about the prospect of a road going through this beautiful park in order to save drivers 10 seconds!!! Not to mention the traffic and congestion we will have in this beautiful neighborhood.
Stephen Miller	Bethesda, MD	2015-06-05	This is an unbelievably bad idea. This one little piece of green space is widely used by the residents of this high-density area. More people will depend on it as they move into the newly-constructed high-rises in Bethesda only a few blocks away. In addition, the Bethesda bike trail goes through it. There is also absolutely no reason for a road to go through there, as a driver could go a few hundred yards in either direction to connect with Woodmont or Old Georgetown Road to get to the other side of the park- it takes literally less than a minute either way. This is truly the worst thing that could happen to this little piece of Bethesda and the county must not do it.
Paula Pinha	Chevy Chase, MD	2015-06-05	My kid plays in this park every day. It would be a huge loss to an area short on public recreation areas.
Gregory Lawson	Washington, DC	2015-06-05	This is the only real park in the downtown Bethesda area (Woodmont Triangle hardly counts), and even before the impending surge in local population is already heavily used by area residents for recreation. The fact that putting a road through this space is even being considered is baffling to me. As someone else commented, this was also one of the appealing features of the neighborhood when I chose to buy my condo here.
Marissa O'Donnell	Bethesda, MD	2015-06-06	because I walk through this park every day to get to work. I eat my lunch in this park, walk my dog, and enjoy seeing my neighbors play with their kids at the play ground.

Name	Location	Date	Comment
Paul Ravitz	Bethesda, MD	2015-06-06	I live on Glenbrook Road, which is adjacent to this planned road, and is already a raceway with too much traffic. This would increase the amount of traffic on Glenbrook. Battery Lane Park is currently the only quiet greenspace in the area, and would be ruined by any type of vehicular traffic.
Robyn Strachan	Bethesda, MD	2015-06-06	I live on Glenbrook Road, which is adjacent to this planned road, and is already a raceway with too much traffic. This would increase the amount of traffic on Glenbrook. Battery Lane Park is currently the only quiet greenspace in the area, and would be ruined by any type of vehicular traffic.
Lauren Chrzanowski	Bethesda, MD	2015-06-06	We love this park!
Jennifer McNally	Silver Spring, MD	2015-06-06	My son goes to preschool a block away from Battery Park. They use this park twice daily, and without this park the day of every student at the school would be negatively impacted. Kids need green space and a place to play in such a developed neighborhood.
Maja Myren	Chevy Chase, MD	2015-06-06	My kids use this park every day. Where would they go? Just stay inside? Not an option.
Brent McNally	Silver Spring, MD	2015-06-06	My son uses this park nearly everyday at his daycare and loves going here. In addition there are always many families and children at this park everyday above and beyond the daycare kids.
Renee Webster	Hyattsville, MD	2015-06-06	I work at Beanstalk Montessori across the street and the children just love playing at the playground. It's always full of neighborhood parents, walkers and people playing basketball it would be a shame to add A road to such a beautiful park!
Kristin Pryor	Bethesda, MD	2015-06-06	I run through this park and play bocce in this park. It's one of only a few green spaces in downtown Bethesda.
Susan Steele	Bethesda, MD	2015-06-06	There is enough traffic in this area without another road. One of the reasons we bought here is to be close to the park. We deserve along with our children and pets a quiet, safe place to play, walk and enjoy nature. Traffic would disturb the little tranquility that is left in Bethesda.
lisa Goldfeder	Bethesda, MD	2015-06-08	I strongly advise against building a road through Battery Park. This park is a part of our great community here in Bethesda. Every day many people, children and adults alike, make use of this park, whether playing tennis, basketball, meeting up with friends, or swinging their babies on the swings. I bring my daughter to this park a few times a week and it has brought me closer with the community. We have made friendships by meeting other parents at this park. A road in this area will disturb some of the last bits of green space we have left in downtown Bethesda. It will also leave many families without a spot to meet in the evenings, and play throughout the day. In addition, For these reasons, and more, I am strongly against building a road through this park.
S Russell	Bethesda, MD	2015-06-08	I'm sorry, this makes no sense. Aren't we trying to make Bethesda more walkable? This wonderful park that so many in the community enjoy shouldn't now be abutted by car traffic - fast, slow, or barely moving. The planning board should be looking for opportunities to expand pedestrian traffic (biking, walking, scootering, jogging), not adding cars to this mix. If the goal is to highlight and better navigate pedestrian and bicyclist links, they can surely do this without adding a two lane road next to the new park configuration.
Jeanne Van Dersal	Bethesda, MD	2015-06-09	I'm signing this because I live nearby and the design would increase traffic and ruin the tranquility of the park! We don't need it.
Jennifer Botten	Rockville, MD	2015-06-09	My child uses the park while at daycare, this park is always busy with children playing from around the area
John Cahill	Bethesda, MD	2015-06-09	I live on Rugby Ave. near the park that would be affected. BAD IDEA!

Name	Location	Date	Comment
S Russell	Bethesda, MD	2015-06-09	I'm sorry, this makes no sense. Aren't we trying to make Bethesda more walkable? This wonderful park that so many in the community enjoy shouldn't now be abutted by car traffic - fast, slow, or barely moving. The planning board should be looking for opportunities to expand pedestrian traffic (biking, walking, scootering, jogging), not adding cars to this mix. If the goal is to highlight and better navigate pedestrian and bicyclist links, they can surely do this without adding a two lane road next to the new park configuration.
Caroline Dolan	Bethesda, MD	2015-06-10	My child enjoys playing at the Battery Lane Urban Park playground.
Eric Laing	Bethesda, MD	2015-06-11	I thought Bethesda was trying to become a model 'green' city for the state and county. This will only serve people who haven't made Bethesda there home. Battery Park is a highlight of living along Battery Lane.
Lee Geiser	Chevy Chase, MD	2015-06-11	I work at a preschool where 20 children enjoy playing at the park twice a day, every weekday. The really enjoy the park and it gives them a wonderful place to play and be outside.
Barbara Geiser	Chevy Chase, MD	2015-06-12	I'm signing because there are sufficient roads in Bethesda, but parks and green space are becoming much too rare.
Mark Bebawy	Bethesda, MD	2015-06-12	My friends and I play bocce in the park all the time. This park is a great resource to have in the neighborhood. It would be a shame to lose it just have a road.
Nancy Greene	Bethesda, MD	2015-06-12	I have lived in the Woodmont Triangle area for the past 15 years. This park serves as a "back yard" for the neighborhood. Most of the apartments in this area, high or mid rise, do not have outdoor green space so people use this park as their back yard-to sit and read, to have children's birthday parties, to eat out at the picnic table, to use the playground equipment, to play basketball or tennis, to watch the squirrels and birds, and to chat with neighbors. Nearby nursery schools and summer camp programs use this park as an excursion (often with their bag lunches in the good weather). NIH staff walk or bike ride through on their way to restaurants at lunch time. This park, which serves a growing population, should not be sacrificed for another road. I thought we were supporting smart growth-what is the deal here.
Chris Jones	Bethesda, MD	2015-06-12	I use Battery Lane Park every day and love it! Please do not put a road through it - there are so few green spaces left!
Gregg Lipson	Bethesda, MD	2015-06-13	There are enough roads and not enough parks in downtown Bethesda! What is the goal? More money at the cost of quality of life for area residents!
Ellen Mondale	Bethesda, MD	2015-06-13	I use this park everyday, walking my dog, visiting others while they are with their dogs/and or children and living at Sussex House, it would go right next to my condo; don't care for a road there, prefer the park we've always had.
Marcia Potts	Austin, TX	2015-06-13	I used to live on cordell ave and i loved that park -- feeding peanuts to the cardinals, crows and squirrels ==bethesda needs to keep some green
Alex Indorf	Bethesda, MD	2015-06-13	A new road would increase community noise and would reduce a precious community space. The expansion of park space is not guaranteed as it depends on the eventual sale of third party properties.
DEIRDRE YOUNG	WASHINGTON, DC	2015-06-13	I am against destruction of open space areas that have thus far survived in an urban setting.

Name	Location	Date	Comment
Courtney Cowper	Chesterland, OH	2015-06-14	<p>I live directly across from this park and walk through it, read in it, run around it, and play basketball with friends in it on a daily basis. I would be devastated to see this go, and I think it's safe to say -- based on the large numbers of people in it at all times, no matter the time of week -- that the rest of the community would be as well. This is a safe place for people to relax and exercise and take their young kids or dogs, and building a road through (or even next to) it would be a terrible mistake. Less importantly, but equally frustrating: I live on the front side of the 4949 apartment building (a living situation that I love); car headlights would undoubtedly shine directly into my living room windows, and that would be a huge deterrent for me to resign my lease.</p> <p>No shortcut or through way could be worth the damage and disappointment that this road would cause.</p>
Lesley-Alicia Bernadette Delahunty	Bethesda, MD	2015-06-14	<p>Children need green grass to play. Seniors needs paths to stroll. We all need trees to shield us from the sun.</p>
Leslie Wheelock	Bethesda, MD	2015-06-14	<p>Bethesda needs a park for children where traffic is minimal. A road running the along side the playground poses a danger for children. This is the only park area for the highrises in the Woodmont triangle area. Where else can children safely play?</p>
Tanya Riseman	Bethesda, MD	2015-06-14	<p>A road will increase air pollution (affects my asthma), makes it harder for kids to play safely + cramp facilities (widened trail, tennis, basketball +playground.)</p>
Mary Rivkin	Baltimore, MD	2015-06-14	<p>The increasingly dense population of central Bethesda needs more open green space, not less. This proposed street will reduce existing space and make it less accessible and safe for children as well. Restrict the Reign of Cars!</p>
Anna Fierst	Bethesda, MD	2015-06-14	<p>This is only remaining contained green space for children on the east side of Battery Park. Allowing vehicular traffic through this area will totally change the character of this space & make it less safe for everyone. Please think of the older residents of this area also.</p>
monica baker	Chevy Chase, MD	2015-06-14	<p>Montgomery County has given up much of its green space (especially in Bethesda) and this effort by the Bethesda Planning Board is a step toward chipping away at more.</p>
Jessica Hernandez	Bethesda, MD	2015-06-14	<p>I don't think the road should go through a park heavily used by children.</p>
Alan Dieringer	Bethesda, MD	2015-06-14	<p>Putting a road through a very small heavily used park is just setting the scene for children to be injured or killed. This small park is supposed to handle the mega-expansion of the population of the Bethesda CBD.</p>
Sylvia McLeod	Bethesda, MD	2015-06-14	<p>There are not enough green spaces in this part of Bethesda, please preserve this one.</p>
Mary Duru	Takoma Park, MD	2015-06-14	<p>This road is definitely NOT NEEDED...in fact it is destructive to the neighborhood and all living creatures. Hear our cry and understand what havoc this road would cause.</p>
Kateryna Wowk	Bethesda, MD	2015-06-14	<p>The park should be reserved for families, children and pets/dogs. Not cars. I've been living and driving here for 5 years and it's not difficult at all to go around the park to get to Norfolk. Like at all. It would be difficult to find an unspoiled park. Please don't ruin it.</p>
Judyth Gilbert	Bethesda, MD	2015-06-14	<p>Too close to the Battery Park and it is not necessary. Bad planning</p>
Lisa Heinzerling	Bethesda, MD	2015-06-14	<p>My children played in this park almost every day when they were little, and we still love it even though they're grown. We need a park more than we need another road.</p>

Name	Location	Date	Comment
Joyce Somsak	Chevy Chase, MD	2015-06-14	There are too few urban parks in this area. This park is an oasis of peacefulness within the bustle and noise of Bethesda.
John Nestoriak	Chevy Chase, MD	2015-06-15	Putting a road through this park will destroy the rare peaceful refuge between busy roads. We don't need to attract more cars to this area. Neither local nor visitor need a road through the park
ann Johnson	Bethesda, MD	2015-06-15	This is my neighborhood park and I love the activity as well as the tranquility this park provides. Please no unnecessary thoroughfare.
Jacqueline Callahan	Bethesda, MD	2015-06-15	I object to this small much used and needed park being eliminated.
Charles Siner	Bethesda, MD	2015-06-15	A road as planned would greatly decrease the safe-use of the park for children, dog owners and other users. The park is an oasis for the many multi-family residences on Battery Lane. It is the quintessential neighborhood park. What transportation needs have changed since the 2009 Battery Lane Park Facility Plan Report?
Hugh Lydiard	Bethesda, MD	2015-06-15	I do not want a road to take away any green space or safety from Battery Lane Park, and that park is part of why I moved to the Whitehall Condominium. A road through the park would destroy a park that is used and enjoyed daily by all walks of life in the neighborhood; "fixing" it simply does not make sense and the park needs to stand as it is.
Timothy Seeley	Bethesda, MD	2015-06-15	Paving over the park with a road makes little sense in a community where greenspace is so important to our quality of life.
Heidi Carlson	Bethesda, MD	2015-06-16	I am signing this petition for numerous reasons. First, my condo (Sussex House) over looks the park. The view of the park and the large trees was the only reason I decided to buy my condo. It obvious that I have a personal stake in this decision. However, I also think it is an important gathering place for people. There is always someone shooting hoops or playing tennis. In addition, there are always kids/teenagers kicking a soccer ball or throwing a Frisbee. With a road going through the park, this will no longer be safe. Furthermore, I do not understand the necessity of another road connecting to Battery Lane. Battery Lane is a rather short road (under a mile) and as of know there are 3 ways to turn onto Battery Lane. Why do we need a forth?
Annika Perry	Decatur, GA	2015-06-16	Although I do not live in Bethesda, my family frequently visits my sister who lives on Battery Lane. With two young boys, the park allows a safe space for them to exert energy. I am not sure why limiting the number of safe and green spaces for kids to play in Bethesda would enhance the quality of life for Bethesda residents.
Wendy Borrelli	Bethesda, MD	2015-06-16	My children play in this space and my family walks through it almost every day. It needs to be a safe place for kids to play as no other exist in this side of downtown Bethesda.
Heather Kirby	Springfield, VA	2015-06-17	I believe that this park is an essential component of the Battery Lane community and needs to be preserved.
Liza Greenberg	Bethesda, MD	2015-06-17	The park is a treasure - we need to preserve the green in Bethesda in spite of our massive growth
Amanda Zeller Manley	Bethesda, MD	2015-06-17	Don't wreck Battery Park!
Andrea Cheplo	Bethesda, MD	2015-06-17	This is a perfect little green space, small with so many amenities. Kids and people of all ages can use it. Please do not ruin it!

Name	Location	Date	Comment
Jeff Pearlman	Washington, DC	2015-06-17	<p>As a frequent visitor of the park I strongly disagree with the idea of eliminating some of Bethesda's limited green space in favor of a road. The park provides a very limited amount of space that is valuable to children, neighborhood residents and their pets. I would love to see a fenced in dog park be installed - something the city of Bethesda truly lacks. This park provides the only green space in reasonable walking distance for residents of the Bethesda Triangle apartment buildings.</p> <p>As a former resident and frequent visitor of the Battery Lane apartments, I do not see what significant benefit this road would add. Most traffic from the Woodmont Triangle area disperses to Old Georgetown & Wisconsin Ave in an effort to leave the downtown area. Residents of battery lane use these roads to get around or enjoy walking through the park to their favorite restaurants and bars.</p>
Mirit Greenstein	Bethesda, MD	2015-06-18	<p>I want to keep Battery Park as is No Roads Crossing Through This would disturb our community park and endanger us</p>
Theresa Robbins	Bethesda, MD	2015-06-18	<p>There is too much development and traffic! Please don't take away more green space ! This has to slow down.</p>
Roman Grinyenkov	Rockville, MD	2015-06-18	<p>I'm signing this petition because this road would destroy this great community park. Please take action to oppose the road.</p>
Dora Segall	Bethesda, MD	2015-06-18	<p>When I was little, I wouldn't have played outside and gotten to know my neighbors if it weren't for my community park. It isn't fair for development to take that away from children just because developers are clogging the streets with more cars.</p>
Jeanne Susman	Bethesda, MD	2015-06-18	<p>A road through this park would destroy the friendly character of the community, turning an asset into a liability.</p>
Arlene Bruhn	Bethesda, MD	2015-06-20	<p>I'm signing because so many so-called parks in our area have been transformed with asphalt and concrete into hot, noisy, stressful, non-parklike sites. While there is sometimes grass in these spaces, in general, the environment of these urban parks is often radically changed. Too often, they are stripped of big, old canopy trees -- or the trees are killed as a result of poor construction practices -- and so these spaces are redesigned with concrete, brick and a few potted plants. Suddenly what made these parks enjoyable has vanished, namely, the cooler temperatures, the relative peace and quiet, the healing green, the cleaner air, the sound of bird songs, the squirrels foraging acorns and seeds. Enter fast moving cars, and likely police cars and ambulances at this site, add a bit of road kill, and the relaxing ambiance of the park will be gone. Don't think that just because a few trees temporarily survive construction that it will still be a park. Give it five years and it will be just another streetscape although somewhat wider than the average right-of-way. Importantly, it will become dangerous for children to play because of cut-through traffic. For years, neighborhood kids had access to the grounds of NIH. Now that option is gone. This park is virtually all they have left. Why take it away? Calling it a park doesn't change the facts. With all the traffic on Old Georgetown Road, what we need in our neighborhoods are parks and trees to capture vehicle pollutants, not more concrete and roads adding more cars to the poor air quality we already experience. APB</p>
Kathleen Hamm	Bethesda, MD	2015-06-21	<p>We need more parks. Not more roads.</p>
Sara O'Neil	Bethesda, MD	2015-06-21	<p>There is no compelling traffic congestion reason for the road, and it would destroy an urban green area which are in short supply and dearly needed</p>

Name	Location	Date	Comment
Jim Roy	Chevy Chase, MD	2015-06-21	No more loss of green space in Bethesda! Save this park and Save the Capital Crescent Trail. No road. No Purple Line.
Karen Migdail	Bethesda, MD	2015-06-21	I love the park
John Fitzgerald	Chevy Chase, MD	2015-06-21	The Federal Government learned a very long time ago that putting roads or trains or transit lines, e.g. the Purple Line, through any space that functions like a park or so close as to harm or "use" them with noise or run-off, was a very bad and very unpopular idea. Therefore they initially banned it and even now in the days of green fig leaves and loopholes bigger than the rule, no federal funds can be used to "use" a park, so unless the County has fully segregated these funds and explained that to the US DOT, this action would violate what is still called Section 4(f) of the Highway Act. Bethesda Green and other local groups seem pretty toothless in the face of developers, and their highway and transit enablers as well as their (s)elected officials.
Michelle Silberstein	Bethesda	2015-06-22	My family has lived on Battery Lane for over 20 years; half next to the park, and half across the street from it. Putting a road connecting Battery to Norfolk will disrupt the neighborhood, endanger our children (for example, my child cannot play in parks near roads as he doesn't have the safety awareness to avoid them, which is why we love the playground at Battery Park being closed off by dead ends & no roads) and greatly diminish the quality of life for residents in this part of Bethesda. This is a perfect example of bad city planning on top of bad city planning and the residents of this area will not suffer the consequences of such an irresponsible plan.
Gregory Oldoerp	Bethesda, MD	2015-06-22	There's no need for this proposed road. Why don't you fix the roads we already have. Start with Arlington rd.
Joshua Groman	Bethesda, MD	2015-06-22	This is a very important park and green space for the community in Battery Park. Responsible development should be paramount in my opinion and this is does not meet that standard.
Andy Hasselwander	Bethesda, MD	2015-06-22	We use battery lane park all the time and can't imagine ADDING another road in Bethesda!!!
Judith Graef	Bethesda, MD	2015-06-22	I do not believe that an extension of another busy road adjacent to the Park would enhance the purpose of a park, in anyway. The Park will then be surrounded on three sides by heavily traveled roads.
Tracy Bone	Bethesda, MD	2015-06-22	Open green space safe from traffic is necessary for the well being of our children.
Linda Brady	Bethesda, MD	2015-08-22	I feel we need parks in the city. Too much density development and not adequate existing infrastructure.
Elizabeth Lamond	Bethesda, MD	2015-06-22	Greenspace is far more important then a cut through road...what is wring with this county?
lisa sacco	bethesda, MD	2015-06-23	We use this park almost everyday. This is the only place for children to go in the neighborhood ... Esp those with no yards.

Name	Location	Date	Comment
Honey Handler	Lauderhill, FL	2015-06-23	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.

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No Road through Battery Park!

Name	City	State	Postal Code	Signed On
1 Sandra Purohit	Bethesda	Maryland	20814	5/31/2015
2 Raj P	Bethesda	Maryland	20814	5/31/2015
3 Roopa Purohit	Bethesda	Maryland	20814	6/2/2015
4 Koenraad Doorslaer	Garrett Park	Maryland	20896	6/2/2015
5 Janel Kausner	Bethesda	Maryland	20816	6/2/2015
6 michael elshammaa	Bethesda	Maryland	20817	6/2/2015
7 Michelle Taylor	Bethesda	Maryland	20814	6/2/2015
8 Cecilia Cardenas	Montgomery	Maryland	20886	6/2/2015
9 Sylvia Moreno	Bethesda	Maryland	20814	6/2/2015
10 Gordana Pahigian	Bethesda	Maryland	20817	6/2/2015
11 Tracey Friedlander	Bethesda	Maryland	20814	6/2/2015
12 Patricia Chambers	Cabin John	Maryland	20818	6/2/2015
13 Stacey Grasso	Bethesda	Maryland	20814	6/2/2015
14 Nermin El-Shammaa	Bethesda	Maryland	20817	6/2/2015
15 Samantha Twigg	Chevy Chase	Maryland	20815	6/2/2015
16 Stephen Levy	Bethesda	Maryland	20817	6/2/2015
17 Christen Pechman Bartley	Silver Spring	Maryland	20901	6/2/2015
18 Nilgun Patterson	Bethesda	Maryland	20814	6/2/2015
19 Jennifer Oseroff	Silver Spring	Maryland	20906	6/2/2015
20 Kara Maciel	Bethesda	Maryland	20816	6/2/2015
21 Mark Chapman	Bethesda	Maryland	20817	6/3/2015
22 Antara Basu-Zych	Bethesda	Maryland	20816	6/3/2015
23 Paul Mink	Franklin	Tennessee	37067	6/3/2015
24 Laura painton	Bethesda	Maryland	20814	6/3/2015
25 Rob Olausen	Bethesda	Maryland	20814	6/3/2015
26 Barry Oseroff	Silver Spring	Maryland	20906	6/3/2015
27 Aaron Petrillo	Bethesda	Maryland	20814	6/3/2015
28 Sean Kelly	Bethesda	Maryland	20814	6/3/2015
29 Zachary Barker	Bethesda	Maryland	20814	6/3/2015
30 Rebecca Oren	Washington	District of C	20008	6/3/2015
31 Kayla jaep	Bethesda	Maryland	20814	6/3/2015
32 Abby fuchsman	Rockville	Maryland	20852	6/3/2015
33 Rebecca Kinney	Bethesda	Maryland	20814	6/3/2015
34 Stacey Platte	Bethesda	Maryland	20814	6/3/2015
35 Brian Maciel	Bethpage	New York	11714	6/3/2015
36 Lacey Bowman	Bethesda	Maryland	20814	6/3/2015
37 Alan Vazquez	Chevy Chase	Maryland	20815	6/3/2015

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38 Kristin DeMuro	Bethesda	Maryland	20817	6/3/2015
39 Andrea Magovern	Chevy Chase	Maryland	20815	6/3/2015
40 Rebecca S.	Bethesda	Maryland	20814	6/3/2015
41 N Romano	Bethesda	Maryland	20817	6/3/2015
42 Cynthia Green	Bethesda	Maryland	20816	6/3/2015
43 Margaret Giannattasio	Bethesda	Maryland	20814	6/3/2015
44 Cary Kountoupes	Bethesda	Maryland	20814	6/3/2015
45 Joan Janicki	Bethesda	Maryland	20817	6/3/2015
46 Tom Giannattasio	Bethesda	Maryland	20814	6/3/2015
47 Leon Chatelain	Bethesda	Maryland	20814	6/3/2015
48 Patricia Morse	Burke	Virginia	22015	6/3/2015
49 Dana Berger	Bethesda	Maryland	20006-5403	6/3/2015
50 Bill McDowell	Rockville	Maryland	20850	6/3/2015
51 Lauren Lefkowitz	Bethesda	Maryland	20814	6/3/2015
52 M Fetchko	Bethesda	Maryland	20814	6/3/2015
53 Cindy Lentino	Bethesda	Maryland	20814	6/3/2015
54 M. Rizkalla	Bethesda	Maryland	20814	6/3/2015
55 Scott Silverboard	Silver Spring	Maryland	20910	6/3/2015
56 Nicole Stichter	Bethesda	Maryland	20814	6/4/2015
57 Katrina Dunn	Bethesda	Maryland	20814	6/4/2015
58 Grant Shmelzer	Bethesda	Maryland	20814	6/4/2015
59 Marisa Morse	Bethesda	Maryland	20814	6/4/2015
60 Joseph Morse	Bethesda	Maryland	20814	6/4/2015
61 Jessica Gottlieb	Bethesda	Maryland	20814	6/4/2015
62 Jacqueline Thomas	Bethesda	Maryland	20814	6/4/2015
63 Gerald Twigg	Chevy Chase	Maryland	20815	6/4/2015
64 Monet Schrodermier	Bethesda	Maryland	20814	6/4/2015
65 David Schuster	Arlington	Virginia	22201	6/4/2015
66 danielle lane	Chevy Chase	Maryland	20815	6/4/2015
67 Drew Voytal	Bethesda	Maryland	20814	6/4/2015
68 Jesse Parkes	Rockville	Maryland	20852	6/4/2015
69 TJ Koines	Bethesda	Maryland	20814	6/4/2015
70 Daniel Barash	Bethesda	Maryland	20814	6/4/2015
71 Davida Steinberg	Atlanta	Georgia	30319	6/4/2015
72 Kevin Buckley	Bethesda	Maryland	20814	6/4/2015
73 Valerie Hellstein	New York	New York	10027	6/4/2015
74 Erin O'Malley	Bethesda	Maryland	20814	6/4/2015

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Name	City	State	Postal Code	Signed On
75 Robin Miller	Bethesda	Maryland	20814	6/4/2015
76 Pat Garvey	Bethesda	Maryland	20816	6/4/2015
77 Kate Oliver	Bethesda	Maryland	20814	6/5/2015
78 Robin Fonner	Bethesda	Maryland	20814	6/5/2015
79 Joyce Jansen	Naples	Florida	34105	6/5/2015
80 Aravind pamula	Bethesda	Maryland	20814	6/5/2015
81 Matthew Mielke	Bethesda	Maryland	20814	6/5/2015
82 Nick Hopkins	Bethesda	Maryland	20814	6/5/2015
83 John Jung	Bethesda	Maryland	20814	6/5/2015
84 Zachary Knight	Fairfax	Virginia	22031	6/5/2015
85 Tim Husar	Denver	Colorado	80246	6/5/2015
86 Jobe Solomon	Chevy Chase	Maryland	20815	6/5/2015
87 Marta Gozzi	Bethesda	Maryland	20814	6/5/2015
88 Michelle Liu	Chevy Chase	Maryland	20815	6/5/2015
89 Maggie Burton	Rockville	Maryland	20852	6/5/2015
90 Zahra Kazem	Bethesda	Maryland	20814	6/5/2015
91 Stephen Miller	Bethesda	Maryland	20814	6/5/2015
92 Pick-Wei Lau	Rockville	Maryland	20850	6/5/2015
93 Paula Pinha	Chevy Chase	Maryland	20815	6/5/2015
94 Gregory Lawson	Bethesda	Maryland	20814	6/5/2015
95 Ken Barna	Silver Spring	Maryland	20901	6/5/2015
96 Marissa O'Donnell	Bethesda	Maryland	20814	6/5/2015
97 Paul Ravitz	Bethesda	Maryland	20814	6/6/2015
98 Robyn Strachan	Bethesda	Maryland	20814	6/6/2015
99 Lauren Chrzanowski	Bethesda	Maryland	20814	6/6/2015
100 k. morse	Burke	Virginia	22015	6/6/2015
101 Jennifer McNally	Silver Spring	Maryland	20902	6/6/2015
102 Maja Myren	Chevy Chase	Maryland	20815	6/6/2015
103 Brent McNally	Silver Spring	Maryland	20902	6/6/2015
104 Renee Webster	Hyattsville	Maryland	20782	6/6/2015
105 Kristin Pryor	Bethesda	Maryland	20814	6/6/2015
106 Susan Steele	Bethesda	Maryland	20814	6/6/2015
107 Kamilah Bunn	Gaithersburg	Maryland	20878	6/7/2015
108 Elizabeth Bagley	Bethesda	Maryland	20814	6/7/2015
109 John Bagley	Bethesda	Maryland	20814	6/7/2015
110 Cynthia Holuta	Bethesda	Maryland	20814	6/7/2015
111 lisa Goldfeder	Bethesda	Maryland	20814	6/8/2015

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Name	City	State	Postal Code	Signed On
112 Jeanne Van Dersal	Bethesda	Maryland	20814	6/8/2015
113 Jennifer Botten	Rockville	Maryland	20852	6/8/2015
114 John Cahill	Bethesda	Maryland	20814	6/8/2015
115 Shawn Russell	Bethesda	Maryland	20814	6/8/2015
116 Joshua Shiffrin	Bethesda	Maryland	20814	6/8/2015
117 Caroline Dolan	Bethesda	Maryland	20817	6/9/2015
118 William Neyer	Bethesda	Maryland	20814	6/10/2015
119 Eric Laing	Bethesda	Maryland	20814	6/10/2015
120 Matthew Holuta	Bethesda	Maryland	20814	6/10/2015
121 Lee Geiser	Chevy Chase	Maryland	20815	6/10/2015
122 Ryan Abdel-Megeid	Bethesda	Maryland	20814	6/11/2015
123 Ying Goh	Rockville	Maryland	20850	6/11/2015
124 Jim Clemans	Bethesda	Maryland	20814-4917	6/11/2015
125 Taeree Lee	Laurel	Maryland	20723	6/11/2015
126 Autumn Hou	Silver Spring	Maryland	20910	6/11/2015
127 Barbara Geiser	Chevy Chase	Maryland	20815	6/12/2015
128 Leanne Tobias	Bethesda	Maryland	20816	6/12/2015
129 John Hassenplug	Bethesda	Maryland	20814	6/12/2015
130 Mark Bebawy	New York	New York	10018	6/12/2015
131 Stacey Platte	Bethesda	Maryland	20814	6/12/2015
132 Nancy Greene	Bethesda	Maryland	20814	6/12/2015
133 Gregg Lipson	Bethesda	Maryland	20814	6/13/2015
134 Ellen Mondale	Bethesda	Maryland	20814	6/13/2015
135 Marcia Potts	Austin	Texas	78751	6/13/2015
136 Alex Indorf	Bethesda	Maryland	20814	6/13/2015
137 Mary Andrews	Bethesda	Maryland	20814	6/13/2015
138 Teresa blazewicz	Silver Spring	Maryland	20910	6/13/2015
139 DEIRDRE YOUNG	WASHINGTON	District of C	20016	6/13/2015
140 Courtney Cowper	Bethesda	Maryland	20814	6/14/2015
141 Will Cullen	Bethesda	Maryland	20817	6/14/2015
142 Lakshmi Goparaju	Bethesda	Maryland	20814	6/14/2015
143 Lesley-Alicia Bernadette Delahunty	Bethesda	Maryland	20814-4987	6/14/2015
144 Leslie Wheelock	Bethesda	Maryland	20814	6/14/2015
145 Tanya Riseman	Bethesda	Maryland	20814	6/14/2015
146 Mary Rivkin	Bethesda	Maryland	20814	6/14/2015
147 Joy Ratliff	Hammond	Louisiana	70402	6/14/2015
148 Anna Fierst	Bethesda	Maryland	20814	6/14/2015

To: Montgomery County Planning Board and the Montgomery County Council- The following people signed this petition to oppose the proposed road through Battery Park. Many also submitted comments which are attached for submission to the record.

No Road through Battery Park!

Name	City	State	Postal Code	Signed On
149 Monica Baker	Chevy Chase	Maryland	20815	6/14/2015
150 Jane Boynton Boynton	Bethesda	Maryland	20814	6/14/2015
151 Jessica Hernandez	Bethesda	Maryland	20814	6/14/2015
152 Alan Dieringer	Bethesda	Maryland	20814	6/14/2015
153 Margaret Dieringer	Bethesda	Maryland	29814	6/14/2015
154 AD Rivkin	Bethesda	Maryland	20814	6/14/2015
155 Paul Kienzle	Bethesda	Maryland	20814	6/14/2015
156 Gloria Wheatcroft	Bethesda	Maryland	20814	6/14/2015
157 Sylvia Mcleod	Bethesda	Maryland	20814	6/14/2015
158 Megan Raymond	Bethesda	Maryland	20814	6/14/2015
159 Bernadettw Kiel	Bethesda	Maryland	20814	6/14/2015
160 Ted Komm	Bethesda	Maryland	20814	6/14/2015
161 Mary Duru	Takoma Park	Maryland	20912	6/14/2015
162 Kateryna Wowk	Bethesda	Maryland	20814	6/14/2015
163 Judyth Gilbert	Bethesda	Maryland	20814	6/14/2015
164 Lisa Heinzerling	Bethesda	Maryland	20814	6/14/2015
165 Robert Lechleider	Bethesda	Maryland	20814	6/14/2015
166 Lucas Heinzerling	Bethesda	Maryland	20814	6/14/2015
167 Joyce Somsak	Chevy Chase	Maryland	20815	6/14/2015
168 John Nestoriak	Chevy Chase	Maryland	20815	6/15/2015
169 Ann Johnson	Bethesda	Maryland	20814	6/15/2015
170 Jacqueline Callahan	Bethesda	Maryland	20814	6/15/2015
171 Penelope Alberg Alberg	Bethesda	Maryland	20814	6/15/2015
172 Charles Siner	Bethesda	Maryland	20814	6/15/2015
173 Elena Paoli	Bethesda	Maryland	20814	6/15/2015
174 Megan Bowles	Bethesda	Maryland	20814	6/15/2015
175 Hugh Lydiard	Bethesda	Maryland	20814	6/15/2015
176 Timothy Seeley	Bethesda	Maryland	20814	6/15/2015
177 Yana Dieringer	Bethesda	Maryland	20814	6/15/2015
178 Heidi Carlson	Bethesda	Maryland	20814	6/15/2015
179 Annika Perry	Decatur	Georgia	30030	6/15/2015
180 Emily Jones	Washington	District of C	20008	6/15/2015
181 Casey Dickson	Silver Spring	Maryland	20910	6/15/2015
182 Terry Hazel	Bethesda	Maryland	20814	6/16/2015
183 Wendy Borrelli	Bethesda	Maryland	20814	6/16/2015
184 Katharine Kosin	Bethesda	Maryland	20814	6/16/2015
185 Heather Kirby	Springfield	Virginia	22151	6/16/2015

To: Montgomery County Planning Board and the Montgomery County Council- The following people signed this petition to oppose the proposed road through Battery Park. Many also submitted comments which are attached for submission to the record.

No Road through Battery Park!

Name	City	State	Postal Code	Signed On
186 Liza Greenberg	Bethesda	Maryland	20814	6/16/2015
187 Erika Wind	Bethesda	Maryland	20814	6/16/2015
188 Amanda Zeller Manley	Bethesda	Maryland	20814	6/16/2015
189 Andrea Cheplo	Bethesda	Maryland	20814	6/16/2015
190 Jeff Pearlman	Bethesda	Maryland	20814	6/16/2015
191 Theodora Springer	Kensington	Maryland	20895-3442	6/16/2015
192 Annette Swain	Kensington	Maryland	20895	6/16/2015
193 katya marin	Bethesda	Maryland	20814	6/17/2015
194 Marion Said	Washington	District of C	20001	6/17/2015
195 Paula Malozowski	Bethesda	Maryland	20814	6/17/2015
196 Lynn Weinstein	Chevy Chase	Maryland	20815	6/17/2015
197 Mirit Greenstein	Bethesda	Maryland	20814	6/17/2015
198 Amanda Farber	Bethesda	Maryland	20814	6/17/2015
199 Andrew Stevenson	Bethesda	Maryland	20814	6/17/2015
200 Mike May	Bethesda	Maryland	20814	6/17/2015
201 Chervonne Stevenson	Bethesda	Maryland	20814	6/17/2015
202 Theresa Robbins	Bethesda	Maryland	20814	6/17/2015
203 James Townley	Bethesda	Maryland	20814	6/18/2015
204 Jessica Kaneshiro	Bethesda	Maryland	20814	6/18/2015
205 Roman Grinyenkov	Rockville	Maryland	22852	6/18/2015
206 Wynn Segall	Washington	District of C	20036	6/18/2015
207 Dora Segall	Bethesda	Maryland	20813	6/18/2015
208 George Schreiber	Bethesda	Maryland	20814	6/18/2015
209 Jeanne Susman	Bethesda	Maryland	20814	6/18/2015
210 Grace Palladino	Bethesda	Maryland	20814	6/18/2015
211 Ambrose Dieringer	Bethesda	Maryland	20814	6/19/2015
212 Steven Rivkin	Bethesda	Maryland	20814	6/20/2015
213 Arlene Bruhn	Bethesda	Maryland	20814-1364	6/20/2015
214 Marion Herz	Bethesda	Maryland	20814	6/20/2015
215 Kathleen Hamm	Bethesda	Maryland	20814	6/20/2015
216 Robert Carlson	Murrysville	Pennsylvan	15668	6/20/2015
217 Sara O'Neil	Bethesda	Maryland	20817	6/20/2015
218 Jim Roy	Bethesda	Maryland	20814	6/20/2015
219 Karen Migdail	Bethesda	Maryland	20814	6/20/2015
220 Ellen McNeirney	Bethesda	Maryland	20814	6/21/2015
221 John Fitzgerald	Chevy Chase	Maryland	20815	6/21/2015
222 Betsy F	Washington	District of C	20008	6/22/2015

To: Montgomery County Planning Board and the Montgomery County Council- The following people signed this petition to oppose the proposed road through Battery Park. Many also submitted comments which are attached for submission to the record.

No Road through Battery Park!

Name	City	State	Postal Code	Signed On
223 Alexandria Myers	Silver Spring	Maryland	20910	6/22/2015
224 Katherine S.	Nowheresvill	Alaska	123456	6/22/2015
225 Michelle Silberstein	Bethesda		20814	6/22/2015
226 Gregory Oldoerp	Bethesda	Maryland	20814	6/22/2015
227 sally sinor	Washington	District of C	20002	6/22/2015
228 Joshua Groman	Bethesda	Maryland	20814	6/22/2015
229 Mika Ikeda	Bethesda	Maryland	20814	6/22/2015
230 katie noxon	Bethesda	Maryland	20814	6/22/2015
231 Lizzy McMurtrie	Bethesda	Maryland	20814	6/22/2015
232 Andy Hasselwander	Bethesda	Maryland	20814	6/22/2015
233 Lilian Burch	Bethesda	Maryland	20815-6233	6/22/2015
234 Gretchen Koitz	Bethesda	Maryland	20814	6/22/2015
235 Judith Graef	Bethesda	Maryland	20814	6/22/2015
236 Tracy Bone	Bethesda	Maryland	20814	6/22/2015
237 Veronica Moreno	Silver Spring	Maryland	20910	6/22/2015
238 Linda Brady	Bethesda	Maryland	20814	6/22/2015
239 Elizabeth Lamond	Bethesda	Maryland	20814	6/22/2015
240 Lisa Sacco	Bethesda	Maryland	20814	6/23/2015
241 Angela Schreiber	Bethesda	Maryland	20814	6/23/2015
242 Alison McBride	Bethesda	Maryland	20814	6/23/2015
243 Jenna Ries	Bethesda	Maryland	20814	6/23/2015
244 Karen Butler-Colbert	Bethesda	Maryland	20814	6/23/2015
245 Honey Handler	Lauderhill	Florida	33319	6/23/2015
246 Mei Li Kwong	Bethesda	Maryland	20814	6/23/2015

MCP-CTRACK

From: WordPress <iks5fs@virginia.edu>
Sent: Tuesday, June 23, 2015 8:52 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: iks5fs@virginia.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:

As a 22 year Bethesda resident, I know that our community would benefit from an urban park above the metro. I have spent many stages of my life -- childhood, high school years, and adulthood -- frequenting that area, and have always enjoyed the public space.

Name: Indiana Stevens
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <ahoss1981@gmail.com>
Sent: Tuesday, June 23, 2015 8:55 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

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:

Although I live in Gaithersburg, I work in Bethesda. I think the green space is a wonderful idea. Please do not put a building there. Thank you.

Name: Anita Hosseini
City: Gaithersburg
Zip: 20878

MCP-CTRACK

From: WordPress <nancyeig@verizon.net>
Sent: Tuesday, June 23, 2015 9:00 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: nancyeig@verizon.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:

I feel very strongly that we need to preserve a significant, beautiful green space in downtown Bethesda. With all the existing construction of tall towers and the new ones in progress, will we ever see the sky and sun again?? Part of the beauty and interest so many have about visiting Bethesda is the mixture of elegance and the small town feel. Keep Bethesda a \"walking-strolling town\" not a big city feel. Keep nature close. Keep the green space!

Name: Nancy Eig
City: Bethesda
Zip: 20814

MCP-CTRACK

From: Harris, Patricia A. <paharris@lercheary.com>
Sent: Tuesday, June 23, 2015 9:04 AM
To: MCP-Chair
Cc: Howerton, Leslye; Edward Featherstone (efeatherstone@jbg.com)
Subject: Bethesda Sector Plan Letter
Attachments: Bethesda Sector Plan Letter.PDF

Chair Anderson,

On behalf of JBG, attached please find a letter requesting a minor increase in the Bethesda Sector Plan height recommendation for JBG's property located at 4733 Bethesda Avenue. As the letter indicates, this is somewhat of a unique situation in that the requested change is prompted solely by an anticipated change in the Zoning Ordinance as a result of the "Omnibus ZTA." We look forward to explaining this further at the hearing on Wednesday.

Thank you.

Pat Harris

--

Patricia A. Harris - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 841-3832 Fax: (301) 347-3756 - paharris@lercheary.com
Bio: <http://www.lercheary.com/team/patricia-a-harris>
Vcard: <http://www.lercheary.com/team/patricia-a-harris-vcard>

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ideas that work

Attorneys at Law

3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814
www.lerchearly.com
Patricia A. Harris

Tel. (301) 841-3832
Fax (301) 347-3756
paharris@lerchearly.com

June 23, 2015

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

Re: Bethesda Sector Plan – 4733 Bethesda Avenue (the “Property”)

Dear Chair Anderson and Members of the Planning Board:

On behalf of JBG/Bethesda Avenue, LLC, an affiliate of the JBG Companies, I am writing to recommend a minor change to the Bethesda Sector Plan Public Hearing Draft (the “Draft Plan”) to increase the recommended height of the property located at 4733 Bethesda Avenue by 25 feet, from the currently recommended 145 feet to 170 feet. The Property is currently zoned CR 5.0, C 5.0, R 5.0, H 145’ and is recommended in the Draft Plan for CR 6.0, C 6.0, R 6.0, H 145’.

Most importantly, this recommended revision is not intended to change the actual height (i.e. the top of roof elevation) that is achievable on the Property. As discussed in detail below, the revision is being requested solely to address an anticipated change to the height measurement calculation proposed by ZTA 15-09 (the “Omnibus ZTA”).

The current 1994 Bethesda CBD Sector Plan recommends a height of 143 feet for the Property. The Planning Board previously approved the development of a 143 foot building on the Property, consistent with the Sector Plan’s height recommendation. Pursuant to the Zoning Ordinance, and as indicated by Attachment A, the building height measuring point for this prior application was located at the northeast corner of the lot on which the Property is located (the “Measuring Point”). The Measuring Point is located at an elevation of 348 feet, thus resulting in a top of roof elevation of 491 feet for the previously approved 143 foot tall building. As evidenced by the approval, the prior building was found to be compatible with the existing and proposed surrounding development.

For the past eight months JBG has been working with Staff on plans to develop an office building on the Property. The proposed 4733 Bethesda Avenue building would be the first new office building developed in this area of Bethesda in years. JBG has spent a significant amount of time developing a design that will provide a sufficient amount of office square footage to

ensure a viable building. Consistent with the previously approved building on the Property, the design that JBG has shared with Staff provides for a height of 145 feet, as measured from the Measuring Point along Wisconsin Avenue. As such, the roof elevation for the proposed office building (492 feet, 11 inches) would be effectively the same (within two feet) of the previously approved building.

Critically, the Omnibus ZTA would disallow the Measuring Point (elevation 348 feet) and require a new measuring point to be located in the middle of the front of the building on the Property (elevation 326 feet). This change would reduce the allowable height by 22 feet and require that two stories of the office building be eliminated. Correspondingly, the reduction in height will result in an overall reduction of square footage of approximately 42,000 square feet of office space. This will severely impact the economic viability of the proposed office building and make it difficult to proceed with the plans for the office development. Even if JBG is able to move forward with an office project, the loss of rentable square footage will impair JBG's ability to provide a signature building with unique architecture at a prominent Bethesda intersection. A zoning recommendation that results in a decrease in height and density in this location discourages desired office development and limits architectural creativity and is wholly inconsistent with the goals and objectives of the Draft Plan.

Finally, we note that the requested 170 foot height is perfectly appropriate from an urban design standpoint. At the time the prior height of 143 feet was approved, the maximum allowable height for the properties to the east and north of the Property was also 143 feet. Now however, the site to the north is zoned to allow a maximum height of 250 feet and the site to the east is recommended in the Draft Plan for a height 250 feet. Certainly, the requested 170 feet, which again does represent an actual increase in the proposed roof top elevation, is compatible and more than suitable for the Property.

Accordingly, as a result of the Omnibus ZTA, JBG is requesting that the Planning Board amend the Draft Plan to increase the permitted zoning height on the Property to 170 feet, which will simply reinstate the actual achievable height that has been in place on the Property since 1994. This requested change does not represent an actual increase in either the allowable height or density; JBG merely wants to avoid the apparent unintended consequences of the Omnibus ZTA, which would result in a significant decrease in height and density on the Property.

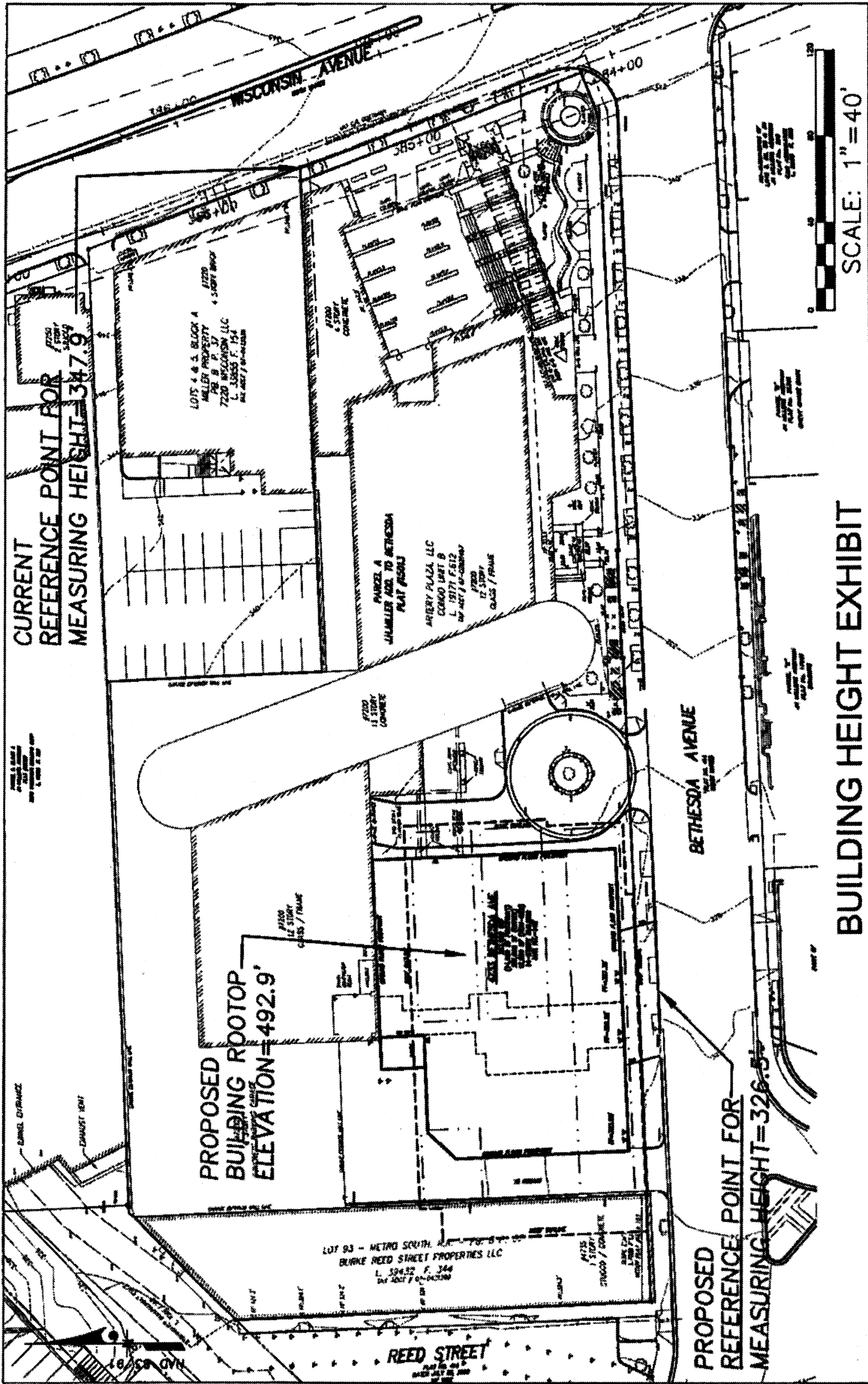
We appreciate your consideration of this matter and look forward to testifying before you at the public hearing with respect to this issue.

Respectfully submitted,



Patricia Harris

cc: Ms. Leslye Howerton
Mr. Ted Feathersone



SP13-070A - 4733 Bethesda Ave/PortDrivMS-22-15 - measuring points exhibit/Site Plan.dwg

RECEIVED
0528
JUN 23 2015

MCP-CTRACK

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

From: Stephanie Coppula <SCoppula@bethesda.org>
Sent: Tuesday, June 23, 2015 9:21 AM
To: MCP-Chair
Subject: RE: A&E Written Testimony in Support of Bethesda Downtown Plan
Attachments: BethesdaA&EDistrictWrittenTestimony2.pdf; BethesdaA&EDistrictPhotos.pdf; Park&PlanningAELetter.pdf

Joyce,

We had a small update to the letter I submitted yesterday. Can you please submit this version with the same attachments from yesterday? I'd be greatly appreciative.

Thank you,
Stephanie

From: Garcia, Joyce [<mailto:joyce.garcia@mncppc-mc.org>] On Behalf Of MCP-Chair
Sent: Monday, June 22, 2015 4:02 PM
To: Stephanie Coppula
Subject: RE: A&E Written Testimony in Support of Bethesda Downtown Plan

Dear Ms. Coppula:

This confirms receipt of your email and attachments to the Planning Board.

Thank you for taking the time to send us your comments.

Joyce P. Garcia
Special Assistant to the Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910
Direct: 301-495-4631
Main: 301-495-4605
Fax: 301-495-1320
joyce.garcia@mncppc-mc.org

From: Stephanie Coppula [<mailto:SCoppula@bethesda.org>]
Sent: Monday, June 22, 2015 3:15 PM
To: MCP-Chair
Subject: A&E Written Testimony in Support of Bethesda Downtown Plan

On behalf of the Bethesda Arts & Entertainment District, I am submitting the following:

1. Written Testimony
2. Photos of recent and future Bethesda Arts & Entertainment District Initiatives
3. A&E Letter to Park & Planning from June 2014

Please let me know if you have any questions. You can reach me via email or at 301-215-6660, ext. 120. We look forward to providing verbal testimony on June 24.

Thank you,
Stephanie Coppula

Stephanie Coppula | Director of Marketing & Communications
Bethesda Urban Partnership, Inc.
Bethesda Arts & Entertainment District
301-215-6660, Ext. 120 | scoppula@bethesda.org
www.bethesda.org



**Bethesda Arts & Entertainment District
Written Testimony in Support of the Staff Draft of the
Bethesda Downtown Plan**

Bethesda Downtown Plan

The Bethesda Arts & Entertainment District ("Bethesda A&E"), the 501(c)(3) corporation whose mission it is to "create and implement arts and entertainment projects that contribute to the artistic, cultural and economic growth of downtown Bethesda," supports the recommendations and guidelines in the Staff Draft Bethesda Downtown Plan. We greatly appreciate the inclusion of the arts as a significant part of this Plan as written in the support of the A&E District's priorities on page 22. The arts play a significant role in the success of our downtown and greatly contribute to making Bethesda an economically viable area by attracting thousands of patrons to our live theatres, art galleries, special events and more. These patrons also eat in our restaurants, shop in our many retailer stores and park in Montgomery County garages. The arts provide economic stability to downtown Bethesda and again, we greatly appreciate the Staff recognition of this in the Plan, such as on page 8 with the recognition that arts and entertainment are factors to "catalyze economic development in the Downtown."

The 1994 Bethesda CBD Sector Plan called for a "Cultural District" in downtown Bethesda and we feel that the Bethesda Urban Partnership and the Bethesda Arts & Entertainment District have succeeded in creating effective programs that celebrate regional artists, attract patrons to Bethesda and provide entertainment options for local residents. We appreciate the recognition in the Staff Draft to "continue to support Bethesda as an art and cultural destination" (page 70), and request that the Planning Board support the continued efforts of the Bethesda A&E District.

Bethesda Arts & Entertainment District

After receiving the Maryland state Arts & Entertainment designation in 2002, the Bethesda Urban Partnership and Bethesda Arts & Entertainment District created many new programs such as the Bethesda Art Walk, The Trawick Prize, Play in a Day, Bethesda Fine Arts Festival and the Bethesda Painting Awards to name a few.

Recent Bethesda A&E District Initiatives

Within the last three years, we created "Tunnel Vision" which added public art to the Metro pedestrian tunnel under Wisconsin Avenue and features the artwork of 12 local artists.

Gallery B opened in 2011 and features rotating monthly exhibitions featuring the work of local artists as well as The Trawick Prize: Bethesda Contemporary Art Awards and Bethesda Painting Awards exhibitions.

Studio B opened in 2014 and provides studio space to four individual artists who create their artwork within the A&E District and also have retail gallery hours for patrons to view and purchase their artwork.

Additionally, we also created the **Bethesda Film Fest** in 2013 which honors the work of local documentary filmmakers with three screenings of their films selected by a panel of industry judges.

Our newest program is the **Bernard/Ebb Songwriting Awards** which began in March 2015 and honors the region's top songwriter with a \$10,000 prize and a live concert of the competing finalists at the Bethesda Blues & Jazz Club. A young songwriter under the age of 18 is also recognized with \$2,500. The Bernard/Ebb Songwriting Awards was created by Cathy Bernard in honor of her uncle Fred Ebb, a Tony, Emmy and Grammy award-winning songwriter.

We have also initiated a **Public Arts Award** program and have honored three local building owners, David Goldberg, Lenny Greenberg and The Donohoe Companies for their efforts in adding public art to our downtown beyond their public amenity requirements. This is an annual award.

Future Projects for the Bethesda Arts & Entertainment District

These new programs have been great additions to downtown Bethesda, but there is still more to do!

As noted in the Woodmont Triangle Amendment to the Bethesda CBD Plan in 2006, Bethesda needs a **community theatre** for local theatre, dance and choral companies to have a place to perform within our downtown and we appreciate the continued Staff acknowledgement and support of this need on page 89 of the Plan, and the proposed identification of such space as a major public facility resource (if a non-profit and/or public owned/managed facility).

The Staff Draft recommends encouraging opportunities to "integrate public art throughout the downtown areas" (page 70), and the new Bethesda A&E initiative "**Paint the Town**" is consistent with the Staff's integration of public art and placemaking goals. "Paint the Town" is a public mural program to connect mural artists with local developers so that there is additional public art in downtown Bethesda, particularly on blank building walls.

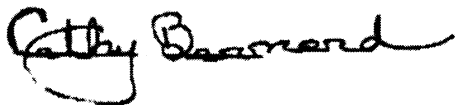
We are also working on a **sculpture program** that will place large sculptural B's throughout downtown Bethesda and in front of various arts venues such as The Writer's Center, Round House Theatre and Imagination Stage to further promote the arts in Bethesda. This project will place 15-20 B's throughout Bethesda that will be designed and painted by different artists thus providing another opportunity for local artists, and adding more public art and recognition to arts venues in Bethesda. We are still in the process of raising funds for this initiative as well as future programs to ensure that the Bethesda A&E District is a premier example of an arts destination complete with visual and performing arts initiatives.

We greatly appreciate the opportunity to fund these **Bethesda A&E initiatives** from financial support of new developments or existing buildings that want to make updates to their current projects. We had the opportunity create a win-win with Brookfield Properties when they built-out our Studio B art studio and provided two five-year leases in exchange for decommissioning public art that was 30 years old. They also provided improved LED lighting for the Metro Pedestrian Tunnel which also showcases the "Tunnel Vision" exhibit. This success with Studio B was accomplished through staff and developer coordination with BUP and A&E; therefore, we want to reiterate our request made in the June 2014 A&E letter to Staff (attached) to require A&E input for public art in CR zone projects in A&E Districts (not County Arts Commission that may not be familiar with initiatives and priorities).

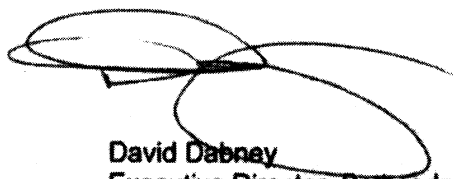
The language on pages 23 and 89 in the Bethesda Downtown Plan support "zoning incentives for facilitating arts improvements" and project amendments in exchange for contributions to the Bethesda Arts & Entertainment District. These recommendations should significantly help us complete newly proposed projects with this additional support and we request the Planning Board's continued support of such collaboration of developments with Bethesda A&E. We will continue to update and publish our initiatives to provide a current resource for existing and new developments for collaboration on placemaking and creating vibrancy in the Downtown.

Our goal, and the goal of the Bethesda Urban Partnership's Strategic Plan is to ensure that Bethesda has a vibrant Arts & Entertainment District that attracts artists, arts patrons and arts organizations. A flourishing arts and entertainment district will provide economic development to all of downtown Bethesda. We thank the Staff for the recognition of the importance of the arts in the Bethesda Downtown Plan and incorporation of our requested recommendations from conversations and our letter dated June 5, 2014 (attached for reference and specifics) and request that the Planning Board similarly support Bethesda A&E in its recommendations for the Bethesda Downtown Plan.

Thank you.



Cathy Bernard
President, Bethesda Arts & Entertainment District



David Dabney
Executive Director, Bethesda Urban
Partnership, Inc.

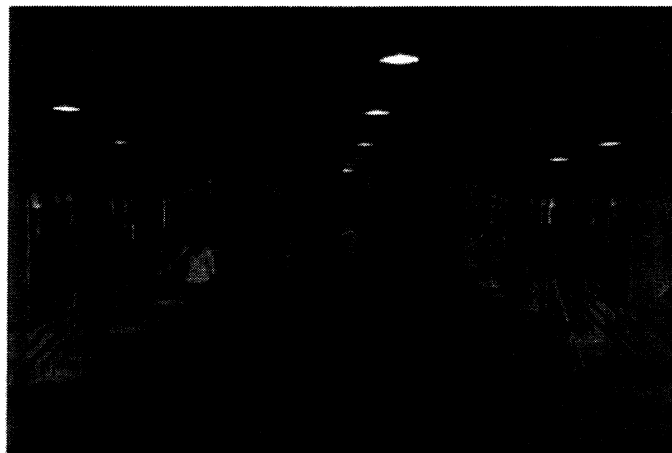
ATTACHMENTS

Photo pages detailing recent and future A&E initiatives
June 5, 2014 letter to Park & Planning

“Tunnel Vision” Before



“Tunnel Vision” After – Completed May 2012

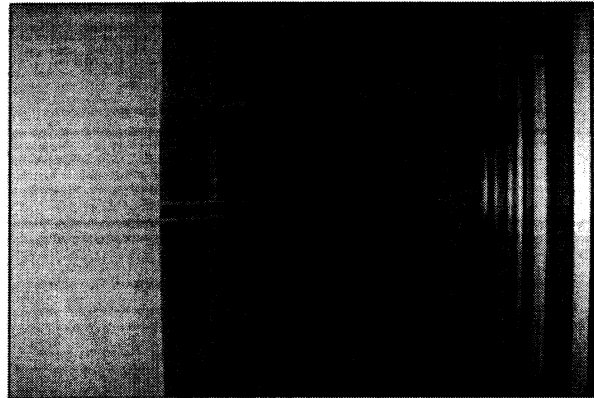
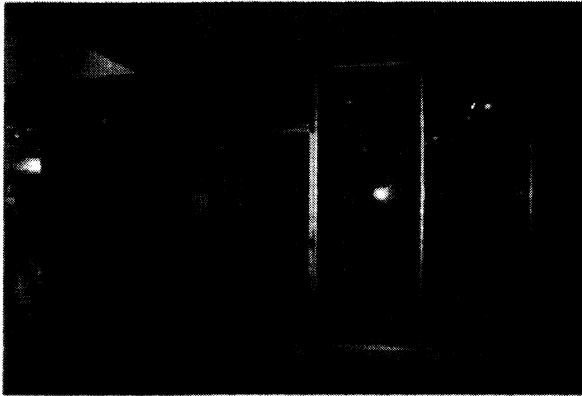


Sculptural B

B Sculpture with Arts & Entertainment District Board member, Mark Kramer, who designed and fabricated the mock-up.



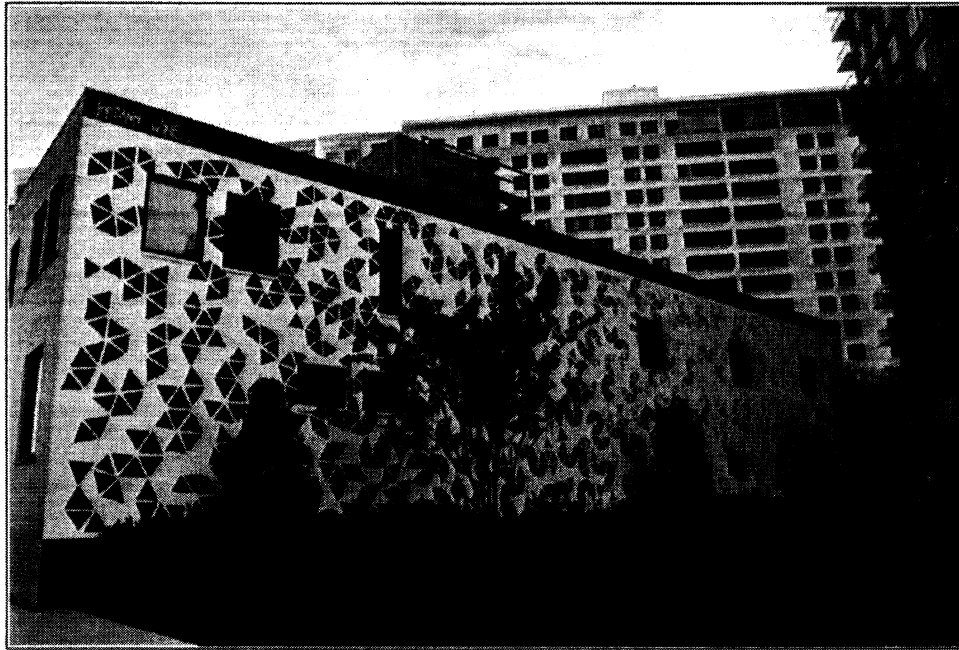
Studio B Before



Studio B After – Opened January 2014

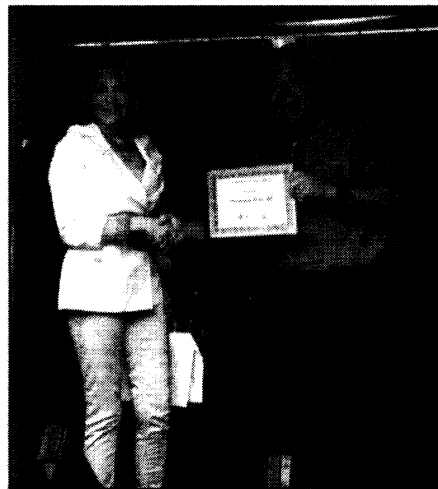
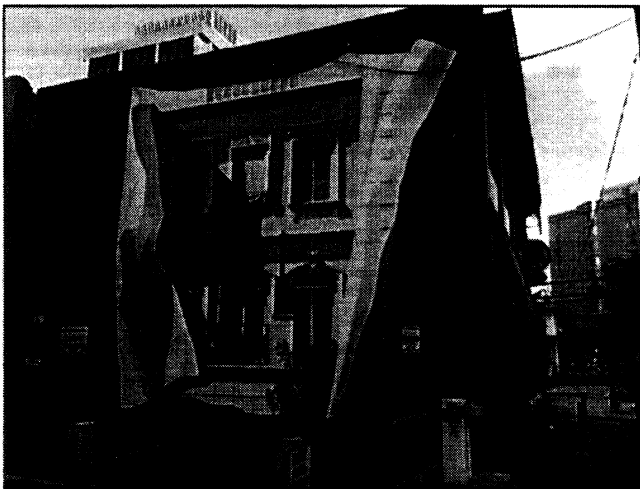


"Paint the Town"



Rugby Avenue, Bethesda, MD

**According to Chris Bruch of Donohoe (building owner),
"Blank walls make great canvasses for local artists to showcase their talent. Artwork
and murals enliven the area and make Bethesda recognizable as a cultural
community."**



**Building owner, Lenny Greenberg, receives the A&E District's Public Art Award from
Board member, Jane Fairweather in 2014.**



June 5, 2014

Elza Hisel-McCoy, Assoc. AIA, LEED-AP
Planner Coordinator, Area One
Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Bethesda Downtown Plan

Dear Mr. Hisel-McCoy:

As the Chair of the Board of Directors for the Bethesda Arts & Entertainment District (the "Bethesda A&E District"), I am pleased to present the attached recommendations for Planning Staff to consider in the formation of recommendations for the Bethesda Downtown Plan.

As background, the State of Maryland first designated downtown Bethesda as the Bethesda A&E District on July 1, 2002, and made a re-designation in 2012. The Bethesda A&E District is run by the Bethesda A&E District, Inc., a 501(c)(3) non-profit organization that is managed by the Bethesda Urban Partnership ("BUP") who works with the Board of Directors and advisory committees of artists and art business representatives to improve upon the arts representation and initiatives in downtown Bethesda and present ideas for future artistic endeavors.

The Maryland Department of Economic Development awarded the Bethesda A&E District with an Outstanding Achievement Award in 2012. Officials from the Maryland State Arts Council have recognized the success of the Bethesda A&E to entice its sizeable downtown workforce to "stay and play" in the area after work and capitalize on the unique cultural and economic landscape of the area. The latest initiatives of the Bethesda A&E include the Tunnel Vision Project, Gallery B, Studio B, and the Bethesda Film Festival.

The importance of creating and enhancing the Bethesda A&E District was recognized in the 1994 Bethesda CBD Sector Plan and the 2006 Woodmont Triangle Amendment, and we are hopeful that Planning Staff will continue to support the Bethesda A&E District in its recommendations for the Bethesda Downtown Plan. Similar to the formation of the Bethesda A&E District and specific facilities such as Round House Theatre and the Studio B art studio space that were recommended in previous Sector Plans for Bethesda, the attached list includes recommendations for general and specific arts and entertainment improvements (the "what")

The Bethesda Arts and Entertainment District is managed by the Bethesda Urban Partnership, Inc.

7700 Old Georgetown Road, Bethesda, Maryland 20814
301/215-6660 ph • 301/215-6664 fx • www.bethesda.org

and some tools to implement the recommendation and encourage improvements in the Bethesda A&E District (the "how"). We have also attached images to reflect some of the ongoing and potential Bethesda A&E initiatives and priorities.

Thank you for your consideration of the recommendations of the Bethesda A&E District.

Very truly yours,

A handwritten signature in black ink, appearing to be 'JMA', written in a cursive style.

Jerry Morenoff

Enclosures

cc: Robert Kronenberg, Chief, Area One, Montgomery County Planning Department
Andy O'Hare, Chair, Bethesda Urban Partnership, Inc.
Dave Dabney, Executive Director, Bethesda Urban Partnership, Inc.
Stephanie Coppula, Bethesda Urban Partnership, Inc.

Bethesda A&E Recommendations for Bethesda Downtown Plan

The Bethesda Downtown Plan should support all public and private sector arts and entertainment forms (film, visual arts, theatre, dance, music, literature/poetry) and venues within the A&E District to appeal to diverse audiences and help stimulate economic development.

What: Support the priorities of the A&E District as identified (and updated) by the A&E Board, such as:

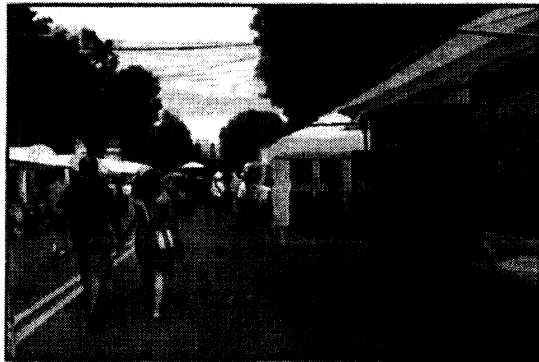
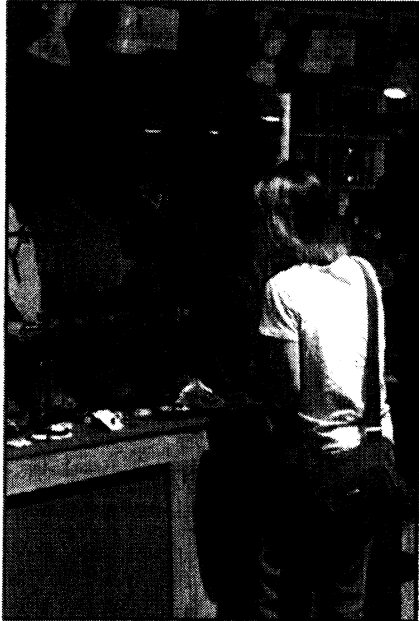
1. The Bethesda Urban Partnership (BUP) and its management of the A&E District, promotion of arts initiatives, and its collaboration with the private sector to create cultural events and exciting festivals for the community.
2. A flexible community theatre/stage space (known as a "black box") of approximately 5,000sf (can be below grade- with street entrance) with potential for 200-250 seats. Identify as a "major public facility" resource for CR zone if nonprofit and/or public owned/managed facility.
3. Incorporate potential arts facility or improvements to public/private redevelopment, such as parking lots and garages (identify as a "major public facility" resource for CR zone).
4. A&E District wide branding –such as flags, signage, pavement markings - to identify the district and highlight arts and entertainment locations.
5. Improvements to existing infrastructure and public facilities–arts to improve blank walls and buildings.
6. Improvements to existing public spaces and arts amenities consistent with priorities of A&E District, including potential arts installations (which may be temporary).

How: Tools to implement and encourage the Arts and Entertainment–

1. Adequate budget for BUP to sustain its management role with the A&E District and its promotion of Arts and Entertainment activities and events in the A&E District.
2. Walkability in A&E District –provide streetscape improvements and allow flexibility for arts within pavement and public right-of-way (facilitate process and acceptance of maintenance agreements).
3. Recommend A&E tax credits for more than just creation of new arts studio space and include all publicly accessible arts and entertainment improvements.

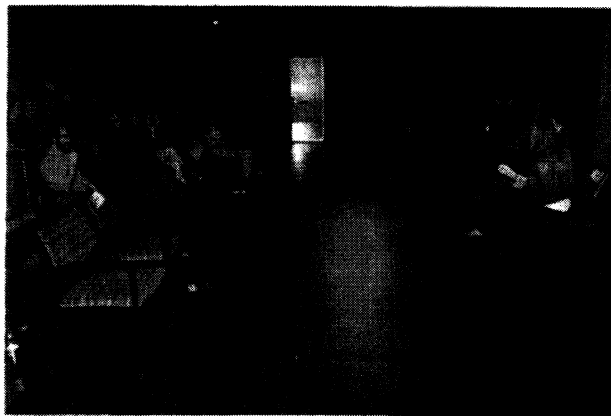
4. Encourage developer and Planning Board consultation with BUP/A&E for public arts amenities for projects on priorities, feasible implementation, maintenance, etc.
5. Provide zoning incentives for facilitating arts improvements:
 - 1) In the CR zone, in an A&E District, allow for the A&E District Board to review and/or accept new public art improvements or payments, instead of Countywide Public Arts Trust Steering Committee. (Zoning Rewrite § 4.7.3.E.5).
 - 2) In the CR zone, in an A&E District, allow for more points (up to 20 instead of 15) for public art that is recommended in a Master Plan or by the A&E Board as a priority project, and allow for up to 25 points for provision of a recommended off-site public art or payment accepted by the A&E for an identified A&E priority (more points for payment since not in project).
 - 3) In the CR zone, in an A&E District, exclude the area of an on-site public arts facility or space (accepted by the A&E and/or identified as a priority A&E project in Master Plan or by A&E District Board) from the calculation of FAR, and allow for additional building height to accommodate such space. For an on-site public arts facility that is below grade, allow the project to add the area to the buildable FAR calculation.
 - 4) For CBD Optional Method project amendments to existing developments, encourage and support revitalization, replacement and/or relocation of existing public art and/or support a payment accepted by the A&E District for a public A&E initiative that is recommended in a Master Plan or by the A&E Board as a priority project.
 - 5) For CBD Optional Method project amendments to existing developments, support/continue to allow the exclusion of FAR of the area of an on-site public arts facility or space (accepted by the A&E and/or identified as a priority A&E project in Master Plan or by A&E District Board). For an on-site public arts facility that is below grade, allow the project to add the area to the buildable FAR calculation.
 - 6) Support the exclusion of any on-site public arts facility or space in and A&E District from the calculation of development impact taxes, transportation management district fees or similar taxes and fees.

**Bethesda Urban Partnership and
Bethesda Arts & Entertainment District-produced
Cultural Events, Festivals and Art Venues**

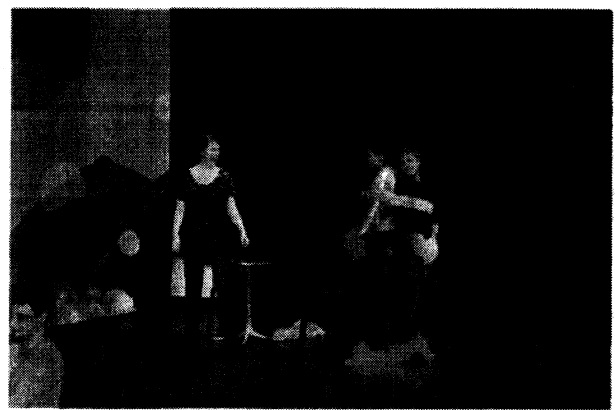


Flexible Community Theatre/Stage (Black Box Theatre)

Montgomery County has more than 200 local dance, choral and theatre companies that do not have a permanent performance space and would be suitable to rent a community theatre for weeknight and weekend performances available to the public.

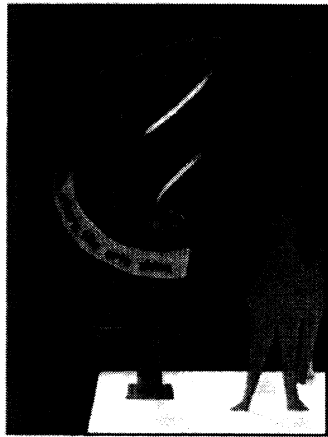


Discussion with filmmakers after Bethesda Film Fest screening.

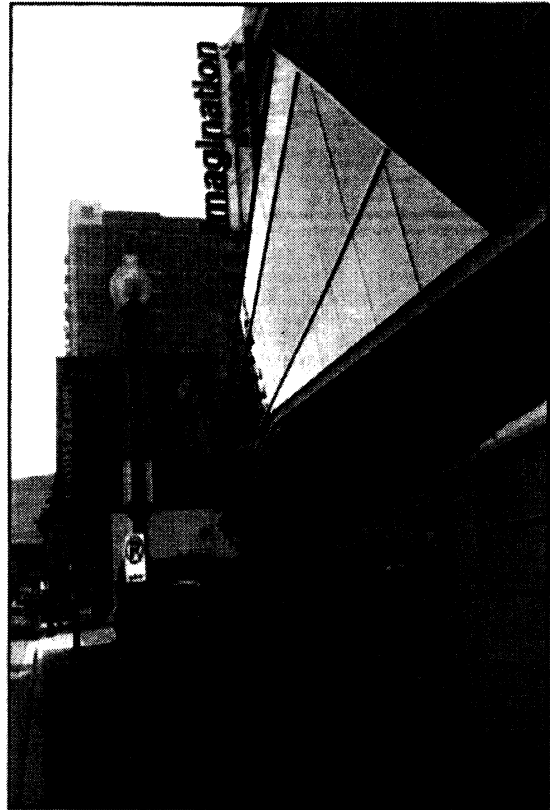


Play in a Day actors during rehearsal.

A&E District Branding



**Model of a concept for
Bethesda A&E branding.**

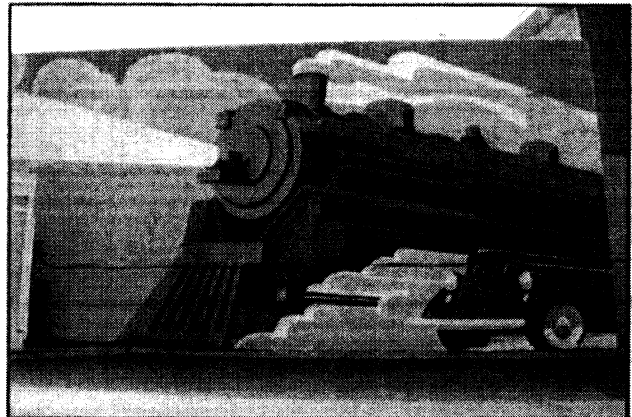


**Street lights with banners provide additional
branding opportunities for the
Bethesda A&E District.**

Public Art to Improve Blank Walls and Buildings



**Trompe l'oeil painting at Pizzeria da Marco
on Woodmont Avenue.**



Outdoor mural at 4810 Bethesda Avenue.

Improvements to Existing Public Spaces and Arts Amenities



“Tunnel Vision” features the artwork of 12 regional artists in the Metro pedestrian that runs under Wisconsin Avenue.

Studio B



Studio B opened in January 2014 and features three studios where individual artists create their original artwork.

MCP-CTRACK

From: Robins, Steven A. <sarobins@lerchearly.com>
Sent: Tuesday, June 23, 2015 9:27 AM
To: Garcia, Joyce; MCP-Chair
Cc: Robins, Steven A.
Subject: FW: Emailing: PNC letter001
Attachments: PNC letter001.PDF

Importance: High

Please accept this testimony on behalf of PNC Bank for the Bethesda Downtown Plan. Thank you.

--

Steven A Robins - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 657-0747 Fax: (301) 347-1778 - sarobins@lerchearly.com

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From: Robins, Steven A.
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PNC letter001

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Tel: (301) 657-0747 Fax: (301) 347-1778 - <mailto:sarobins@lerchearly.com>
Cell: (301) 252-1904 Toll Free: (800) 264-8906
Bio: <http://www.lerchearly.com/team/steven-a-robins>
Vcard: <http://www.lerchearly.com/team/steven-a-robins-vcard>

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June 22, 2015

BY ELECTRONIC MAIL

The Honorable Casey Anderson and
Members of the Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Comments on the Bethesda Downtown Sector Plan on behalf of PNC Bank, NA
for Property located at 7935 Wisconsin Avenue

Dear Mr. Anderson and Members of the Planning Board:

Our firm represents PNC Bank, NA, the co-trustee for certain beneficiaries of property located at 7935 Wisconsin Avenue (the "Property"). The Property serves as the location for the Benihana of Tokyo restaurant. The purpose of this letter is to comment on the Bethesda Downtown Sector Plan public hearing draft. I am attaching an exhibit that depicts the Property's location. The Property is located in the Wisconsin Avenue District and is proposed to be rezoned to the CR 3.5 C 2.5 R 3.25 H 120. We commend the Staff on their planning effort to date. There has been extensive public outreach that is greatly appreciated.

We would request that the Planning Board consider adjusting the density from 3.5 FAR to 4.0 FAR. The Property has an extremely strong and visible presence on Wisconsin Avenue and is directly adjacent to property recommended for CR 6.0 C 6.0 R 5.75 H 250 zoning. We understand that the CR 6.0 property is located in a priority area for density and height. Having said that, we believe that the tapering from a CR 6.0 to CR 4.0 makes good planning sense and is justified at this particular location.

We also would request that the Planning Board adjust the C and R component of the zoning designation to afford the property owner greater flexibility

The Honorable Casey Anderson and
Members of the Montgomery County Planning Board
June 22, 2015
Page 2

if this property is subsequently redeveloped. Thus, we would request that the CR zone placed on the Property allow for either component of the equation to be fully maximized, much like the property to the south identified in the #10 designation. Again, it is entirely possible that the Property, with significant presence on Wisconsin Avenue, may be developed as a predominantly commercial project and it should not be penalized for doing so.

Regarding height, the property just to the south of the site is being afforded a 250 foot height designation. We believe that there is a better and more appropriate transition from 250 feet to 120 feet (also, the property across Wisconsin Avenue is proposed for 175 feet). This would suggest that the height be increased to at least 150 feet.

Recommendation: Revise the zoning designation to the CR 4.0 C 4.0 R 4.0 H 150.

We appreciate the opportunity to comment on the Sector Plan and will be available at the Board's worksessions. Thank you in advance for your consideration of our position.

Yours truly yours,



Steven A. Robins

Cc: Robert Kronenberg
Leslye Howerton
Marc DeOcampo
Eve N. Shavatt, CPM

Figure 3.01: Wisconsin Avenue District Recommended Zoning



MCP-CTRACK

From: Robins, Steven A. <sarobins@lerchearly.com>
Sent: Tuesday, June 23, 2015 9:28 AM
To: MCP-Chair, Garcia, Joyce
Cc: Robins, Steven A.
Subject: FW: Emailing: Old GT Park Itr
Attachments: Old GT Park Itr.PDF

Importance: High

Please accept this testimony on behalf of Old Georgetown Park Condominium Association for the Bethesda Downtown Plan. Thank you.

--

Steven A Robins - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 657-0747 Fax: (301) 347-1778 - sarobins@lerchearly.com

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To: Robins, Steven A.
Subject: Emailing: Old GT Park Itr

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Old GT Park Itr

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Tel: (301) 657-0747 Fax: (301) 347-1778 - <mailto:sarobins@lerchearly.com>
Cell: (301) 252-1904 Toll Free: (800) 264-8906

Bio: <http://www.lerchearly.com/team/steven-a-robins>

Vcard: <http://www.lerchearly.com/team/steven-a-robins-vcard>

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sarobins@lerchearly.com

June 22, 2015

BY ELECTRONIC MAIL

The Honorable Casey Anderson and
Members of the Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

**Re: Comments on the Bethesda Downtown Sector Plan on behalf of
Old Georgetown Office Park Condominium for Property located at
7960 Old Georgetown Road**

Dear Mr. Anderson and Members of the Planning Board:

Our firm represents Old Georgetown Office Park Condominium, wherein its members own certain property located at 7960 Old Georgetown Road (the "Property"). The Property is located on the west side of Old Georgetown Road, and serves as a gateway to the Bethesda Downtown District. Office condominium units are located on the Property. The purpose of this letter is to comment on the Bethesda Downtown Sector Plan Public Hearing Draft. We are attaching an exhibit that depicts the Property's location.

The Property is located in the Woodmont Triangle District and is proposed to be rezoned to the CRN .75 C 0.75 R 0.25 H 35 zone.¹ Properties to the south along the west side of Old Georgetown Road are recommended for CRT 1.75 C 1.75 R .75 H 40. We would respectfully request that the Planning Board review the zoning recommendation for the Property based on the comments set forth herein.

¹ The zoning designation for the Property references an H 40'. The height diagram on p. 69 of the Plan indicates a 35' height. Staff indicated that the proposed height is 35'.

The Honorable Casey Anderson and
Members of the Montgomery County Planning Board
June 22, 2015
Page 2

The Property has a strategic and important location serving as a gateway to the Bethesda Downtown District. While we understand the motivation behind somewhat lower densities and heights along the west side of Old Georgetown Road, the recommendations will likely thwart redevelopment of this important gateway. The heights recommended for this portion of Old Georgetown Road are too low (even lower than those permitted in single and multi-family zones). Carrying forward the CRT recommendation for the entire stretch along Old Georgetown Road would provide the densities and heights needed to redevelop the property. The buildings in this condominium are somewhat functionally obsolete. However, there still needs to be an economic justification to rebuild the development. A height of 35 feet with an FAR of .75 will not assist in establishing this area as a gateway to the downtown. Thus, we would recommend that the zoning be adjusted to the CRT 1.75 C 1.75 R .75 with an increase in height to 60 feet. This recommendation will provide for meaningful increases in height and density while, at the same time, allowing for compatible development in this area of the sector plan with the residential development to the west. The Property has an extremely visible presence on Old Georgetown Road and, as a gateway, is able to support additional height and density.²

We appreciate the opportunity to comment on the Sector Plan and will be available at the Board's worksessions. Thank you in advance for your consideration of our position.

Yours truly yours,



Steven A. Robins



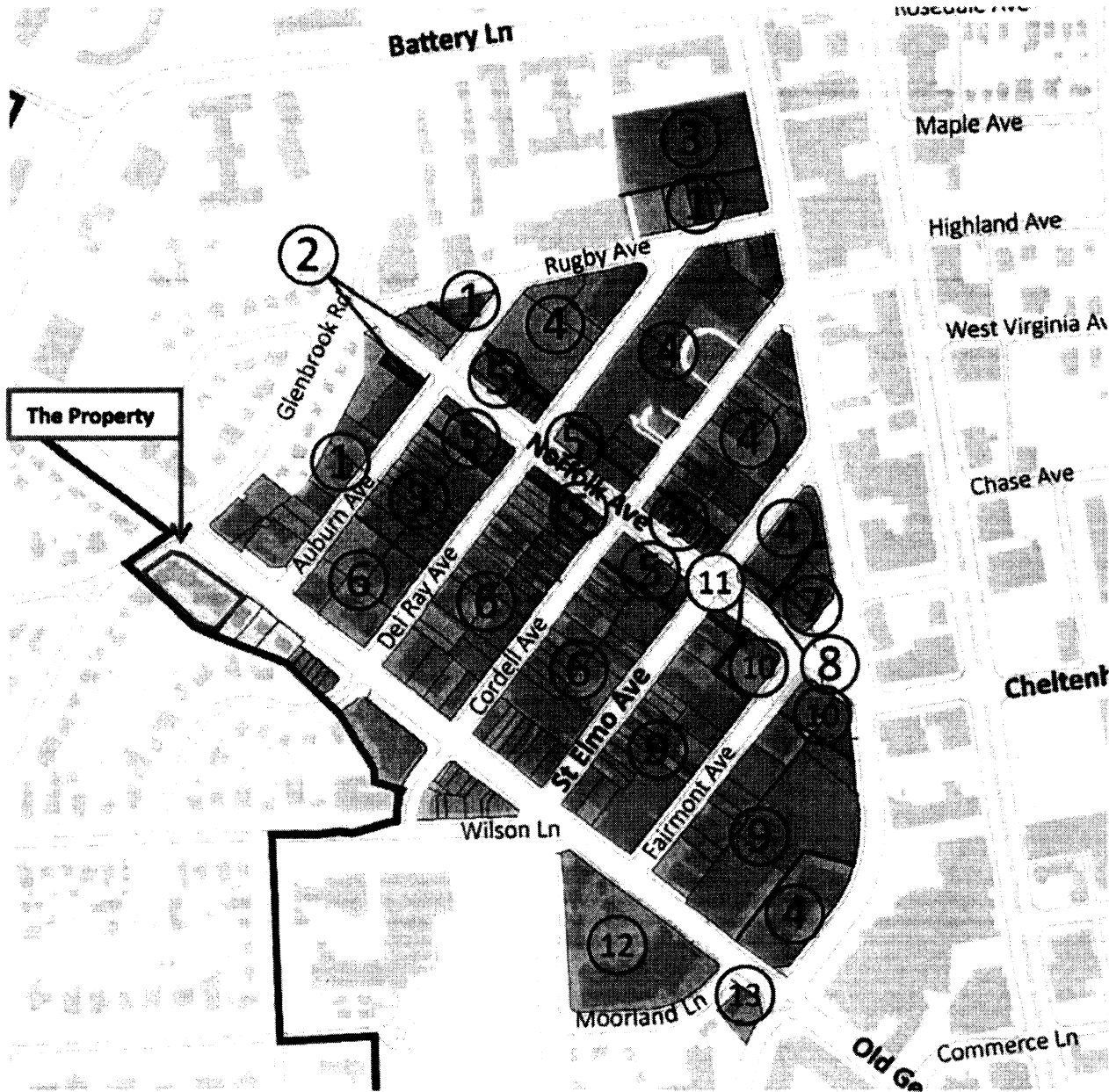
Stuart R. Barr




² In making this recommendation, the properties to the south along the west side of Old Georgetown Road also should be considered for greater densities and heights than presently recommended in the Plan.

**The Honorable Casey Anderson and
Members of the Montgomery County Planning Board
June 22, 2015
Page 3**

**Cc: Robert Kronenberg
Leslye Howerton
Marc DeOcampo
Ethan Anna**

Figure 3.05: Woodmont Triangle District Recommended Zoning



-  Sector Plan Boundary
-  CRN-0.75, C-0.75, R-0.25, H-40
-  CRT-1.75, C-1.75, R-0.75, H-40

- ①** CR 3.5, C-1.25, R-3.0, H-120
- ②** CR 3.5, C-1.25, R-3.0, H-50
- ③** CR 3.5, C-1.0, R-3.5, H-175
- ④** CR 6.0, C-1.25, R-6.0, H-175
- ⑤** CR 3.5, C-1.25, R-3.5, H-50
- ⑥** CR 3.5, C-1.25, R-3.25, H-110
- ⑦** CR 6.0, C-1.25, R-6.0, H-250
- ⑧** CR 6.0, C-1.25, R-6.0, H-50
- ⑨** CR 6.0, C-1.25, R-5.75, H-175
- ⑩** CR 6.0, C-1.25, R-5.75, H-250
- ⑪** CR 6.0, C-1.25, R-5.75, H-50
- ⑫** CR 3.5, C-2.5, R-3.25, H-40
- ⑬** CR 3.5, C-2.5, R-3.25, H-110

MCP-CTRACK

From: Robins, Steven A. <sarobins@lerchearly.com>
Sent: Tuesday, June 23, 2015 9:29 AM
To: MCP-Chair; Garcia, Joyce
Cc: Robins, Steven A.; Kominers, William
Subject: FW: Emailing: 4416 EW Hwy Ltr
Attachments: 4416 EW Hwy Ltr.PDF

Importance: High

Please accept this testimony on behalf of East West LLC for the Bethesda Downtown Plan. Thank you.

--
Steven A Robins - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 657-0747 Fax: (301) 347-1778 - sarobins@lerchearly.com

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To: Robins, Steven A.
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3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 657-0747 Fax: (301) 347-1778 - <mailto:sarobins@lerchearly.com>
Cell: (301) 252-1904 Toll Free: (800) 264-8906
Bio: <http://www.lerchearly.com/team/steven-a-robins>

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June 22, 2015

BY ELECTRONIC MAIL

The Honorable Casey Anderson and
Members of the Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

**Re: Comments on the Bethesda Downtown Sector Plan on behalf of
East West Highway LLC for Property located at 4416 East West
Highway**

Dear Mr. Anderson and Members of the Planning Board:

Our firm represents East West Highway LLC, the owner of certain property located at 4416 East West Highway (the "Property"). The Property contains approximately 28,000 net square feet and is improved with an office building. The purpose of this letter is to comment on the Bethesda Downtown Plan—Public Hearing Draft (the "Plan"). Attached is an exhibit that depicts the Property's location.

The Property is located in the Pearl Street District and is proposed to be rezoned from the EOF-1.5, H-60 Zone to the CR-2.0, C-1.75, R-2.0, H-120 Zone. The Property is identified as part of the area #6 in the Plan on page 111. Just to the east, in the same block, property identified as #7 is recommended for CR-3.5, C-3.5, R-3.5, H-120. The property to the west, just across Pearl Street is identified as #5 and is recommended for CR-6.0, C-4.75, R-5.75, H-145. We would respectfully request that the Planning Board consider adjusting the density recommendation for the Property from a CR-2.0 to a minimum of a CR-3.5.

This increase in density is essential to justify any meaningful redevelopment of the Property at the height recommended in the Sector Plan. The Property has

an extremely visible presence on East West Highway and Montgomery Lane and clearly can support additional development. But the Property is already developed at approximately a 1.67 FAR. The potential increase to the C-1.75 or even the overall CR-2.0 of the proposed zone is totally insufficient to support removing a relatively new office building for only a small increase in density. The risks associated with the future leasing process, and the costs associated with new development of incentive benefits under the optional method, is woefully insufficient to justify termination of the current income stream. Thus, the Plan's recommendation is a prescription for no change on this property.

From a planning perspective, the greater density really is necessary in order to transform the Pearl Street district into an active mixed-use area as envisioned by the Plan. Appropriate densities and heights are needed to entice property owners to redevelop. Also, without an increase in density, the owners will be required to purchase significant off-site density either through the FAR Averaging provisions or from priority sending areas. While some transferring of density may be desirable in the planning area generally, an over reliance on density from other sites may work against achieving the economic and planning goals contained in the Plan.

In this area particularly, transfer of density or FAR Averaging will only decrease the overall concentration of density near the Metro Station. Density for FAR Averaging must come from within ¼ mile. In this location, that merely shifts placement of the density deck chairs, rather than truly bring density from outlying, lower density areas to the areas proximate to the core.

Without added density, this Property will create a valley in the tenting plan extending outward from the Metro Station. With height of 145' west of Pearl Street (and possibly higher), and the existing East-West Towers to the east, the Property, at its current four stories will be an anomalous trough in the progression of heights.

We would also request that the Planning Board carefully review the requirements associated with achieving optional method of development in the CR Zone. For example, the High Performance Area requirements need to be carefully reviewed to make certain that there are no unintended consequences that will deter future development. Also, these requirements tied to the High Performance Area are likely to change over time, while the Sector Plan remains unchanged. Potential inconsistencies over time could be problematic and may impact the overall goal of encouraging economic development. When layered onto the costs of incentive

The Honorable Casey Anderson and
Members of the Montgomery County Planning Board
June 22, 2015
Page 3

benefits, higher percentage of affordable housing, and the purchase of additional density, the requirements of the High Performance Area may well tip the scale in favor of the status quo ante. As noted above, the cost and risk of the future potential may dramatically exceed the value of doing nothing.

We appreciate the opportunity to comment on the Sector Plan and will be available at the Board's worksessions. Thank you in advance for your consideration of our position.

Yours truly yours,



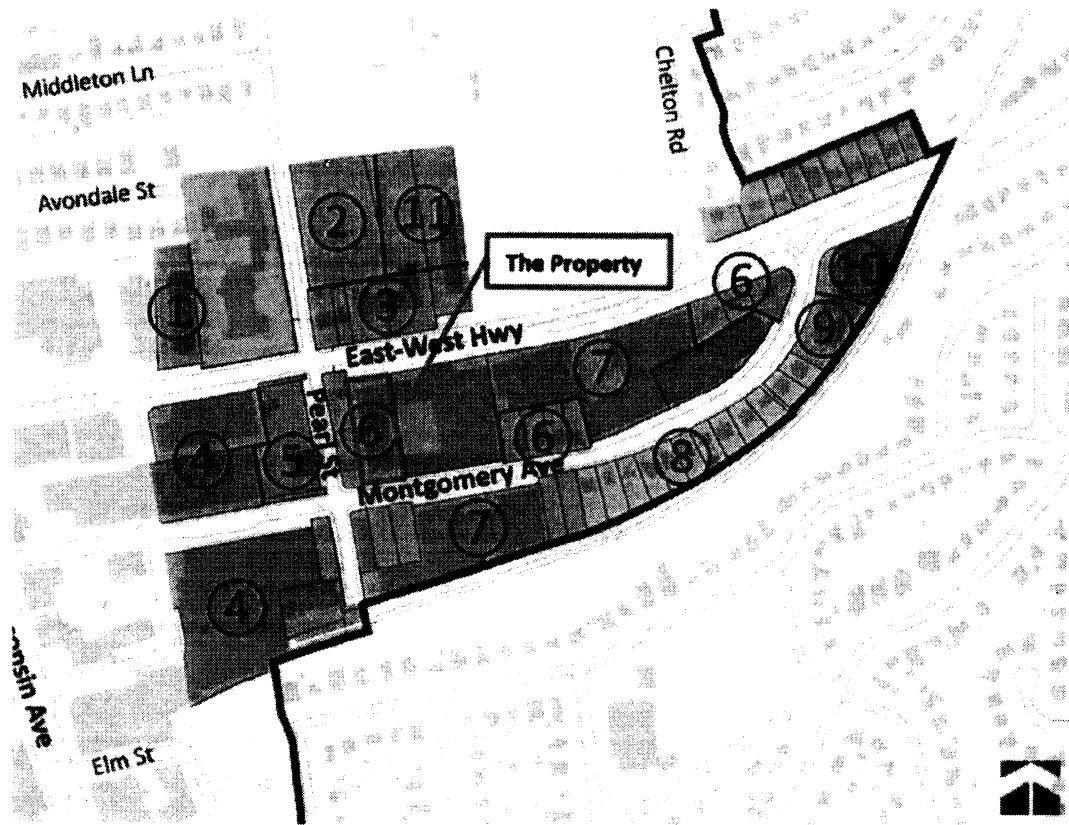
William Kominers






Steven A. Robins

cc: Robert Kronenberg
Leslie Howerton
Mark Deocampo
Ronald D. Paul
H. Mark Rabin, Esq.

Figure 3.07: Pearl District Recommended Zoning



-  Sector Plan Boundary
-  R-60, THD
-  R-10, R-30

- | | |
|---------------------------------|--------------------------------|
| ① CR 3.5, C-0.75, R-3.5, H-175 | ⑥ CR 2.0, C-1.75, R-2.0, H-120 |
| ② CRT 1.5, C-0.25, R-1.5, H-50 | ⑦ CR 3.5, C-3.5, R-3.5, H-120 |
| ③ CR 2.0, C-0.5, R-2.0, H-120 | ⑧ CRT 0.5, C-0.5, R-0.5, H-35 |
| ④ CR 6.0, C-4.75, R-5.75, H-175 | ⑨ CR 2.0, C-1.75, R-2.0, H-60 |
| ⑤ CR 6.0, C-4.75, R-5.75, H-145 | ⑩ CR 3.5, C-3.5, R-3.5, H-100 |
| | ⑪ CR 2.0, C-0.5, R-2.0, H-50 |

MCP-CTRACK

From: Robins, Steven A. <sarobins@lercheearly.com>
Sent: Tuesday, June 23, 2015 9:30 AM
To: MCP-Chair; Garcia, Joyce
Cc: Robins, Steven A.
Subject: FW: Please see attached ...
Attachments: Anderson Ltr 1.PDF; Anderson Ltr 2.PDF; Anderson Ltr 3.PDF

Importance: High

Please accept this testimony on behalf of 4931 Fairmont LLC, 7830 Old Georgetown Road LLC and Peel Properties for the Bethesda Downtown Plan. Thank you.

--

Steven A. Robins - Attorney
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 657-0747 Fax: (301) 347-1778 - sarobins@lercheearly.com
Cell: (301) 252-1904 Toll Free: (800) 264-8906
Bio: www.lercheearly.com/team/steven-a-robins
Vcard: www.lercheearly.com/team/steven-a-robins-vcard

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Attention: This message is sent from a law firm and may contain information that is privileged or confidential. If you received this communication in error, please notify the sender by reply e-mail and delete this message and any attachments. Thank you.
www.lercheearly.com

From: Phillips, Brenda J.
Sent: Tuesday, June 23, 2015 9:28 AM
To: Robins, Steven A.
Subject: Please see attached ...

--

Brenda J. Phillips
*Legal Assistant to Steven A. Robins, Patrick L. O'Neil, Arthur F. Lafionatis,
Harry W. Lerch, and Elizabeth C. Gear*
Lerch, Early & Brewer, Chtd. ideas that work
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814
Tel: (301) 961-6093 Fax: (301) 986-0332 - biphillips@lercheearly.com

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Steven A. Robins

Tel. (301) 657-0747

Fax (301) 347-1778

sarobins@lerchearly.com

June 23, 2015

BY ELECTRONIC MAIL

The Honorable Casey Anderson and
Members of the Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

**Re: Comments on the Bethesda Downtown Sector Plan on behalf of 4931
Fairmont LLC for Property located on Fairmont Avenue and St. Elmo
Avenue**

Dear Mr. Anderson and Members of the Planning Board:

Our firm represents 4931 Fairmont LLC, the owner/representative of certain property located at 4925 and 4931 Fairmont Avenue and 4920, 4922, 4924, 4926, 4928 St. Elmo Avenue (the "Property"). The Property presently serves as the location for the Owner's corporate headquarters and is the site of the project better known as "The St. Elmo Apartments." The purpose of this letter is to comment on the Bethesda Downtown Sector Plan public hearing draft. I am attaching an exhibit that depicts the Property's location.

The Property is located in the Woodmont Triangle District and is proposed to be rezoned to the CR 6.0 C 1.25 R 5.75 H 175. As part of this recommendation, the height is not increasing from the CR designation placed on the Property as part of the District Map Amendment for the Zoning Rewrite (or from the prior CBD zoning designation). The Property is identified as #9 in the Public Hearing Draft. Just to the east, in the same block, property identified as #10 is recommended for CR 6.0 C 1.25 R 5.75 H 250. We would respectfully request that the Planning Board adjust the height recommendation from 175 to somewhere between 200 to 225 feet. The Property fronts on both St. Elmo Avenue and Fairmont Avenue and clearly can

The Honorable Casey Anderson and
Members of the Montgomery County Planning Board
June 23, 2015
Page 2

support additional height, especially based on the recommendations in the same block.

As previously mentioned, the Owner already has received Skéitch Plan approval for the St. Elmo Apartments project (the approval conforms to the recommendations contained in the Plan) and is looking forward to implementing the project once they receive the necessary entitlements. Having said that, with the additional density that may be afforded the Property as part of the Sector Planning process, it makes good planning sense to adjust the height to accommodate that density. It is possible that the Owner may seek to add a few extra floors on its project sometime in the future. In order to do so, the project requires the additional height.

From a planning perspective, the tapering of the heights in the same block from 250 feet to 175 feet – a change of 75' – seems a bit extreme to be made in a single 75 foot step within the block. Tapering may be justified even within the same block, but we would suggest that a height tapering of 250 feet to somewhere between 225-200 feet for our mid-block property is the right approach. Thereafter, the zoning pattern could be articulated in the plan so that the heights taper further west towards Old Georgetown Road at the 175 foot recommendation.

We appreciate the opportunity to comment on the Sector Plan. Thank you in advance for your consideration of our position.

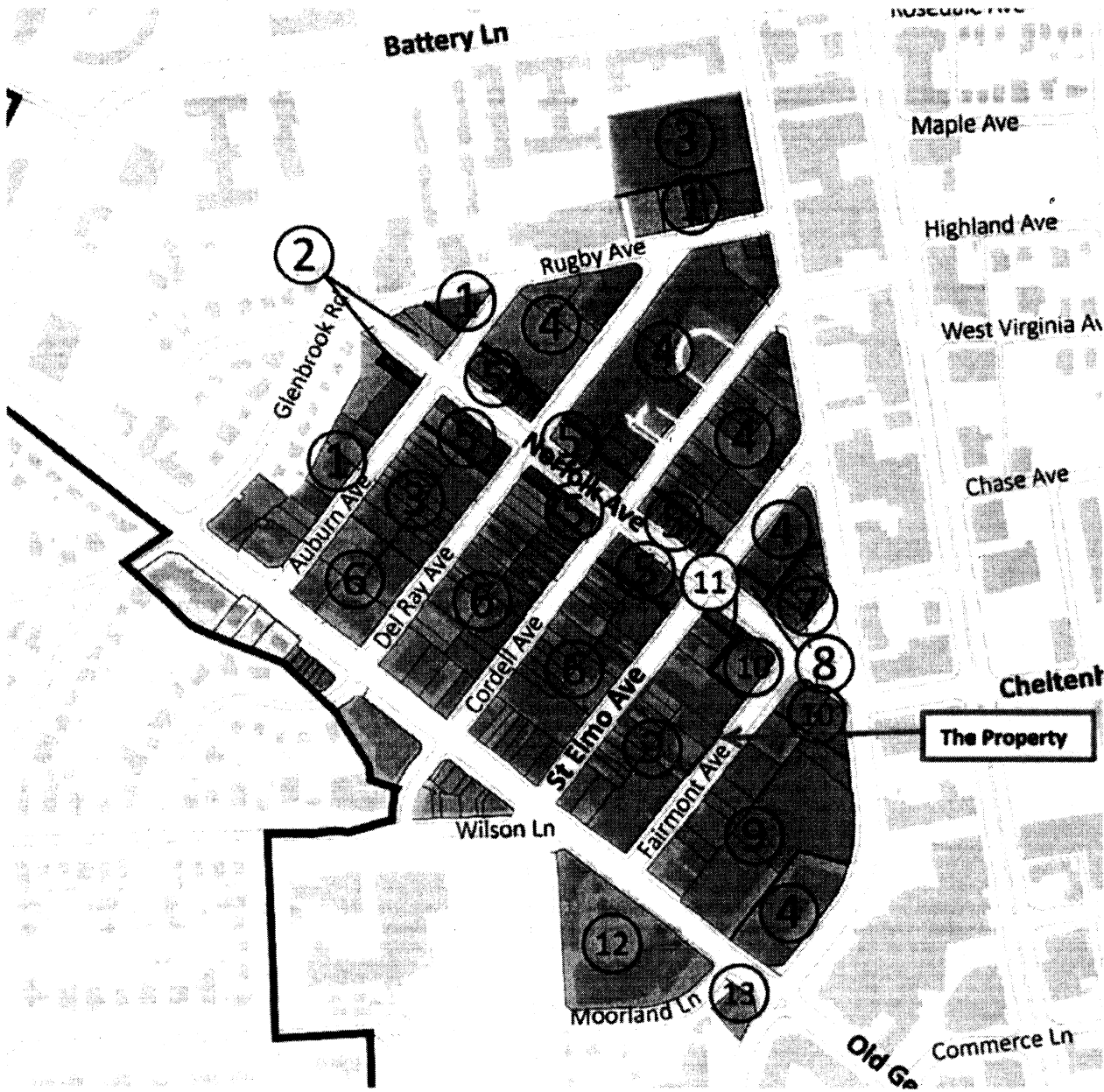
Yours truly yours,



Steven A. Robins

Cc: Robert Kronenberg
Leslye Howerton
Marc DeOcampo
Edward Lenkin
Nancy Bassing

Figure 3.05: Woodmont Triangle District Recommended Zoning



- | | |
|---------------------------------|---------------------------------|
| ① CR 3.5, C-1.25, R-3.0, H-120 | ⑧ CR 6.0, C-1.25, R-6.0, H-50 |
| ② CR 3.5, C-1.25, R-3.0, H-50 | ⑨ CR 6.0, C-1.25, R-5.75, H-175 |
| ③ CR 3.5, C-1.0, R-3.5, H-175 | ⑩ CR 6.0, C-1.25, R-5.75, H-250 |
| ④ CR 6.0, C-1.25, R-6.0, H-175 | ⑪ CR 6.0, C-1.25, R-5.75, H-50 |
| ⑤ CR 3.5, C-1.25, R-3.5, H-50 | ⑫ CR 3.5, C-2.5, R-3.25, H-40 |
| ⑥ CR 3.5, C-1.25, R-3.25, H-110 | ⑬ CR 3.5, C-2.5, R-3.25, H-110 |
| ⑦ CR 6.0, C-1.25, R-6.0, H-250 | |



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Attorneys at Law

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Steven A. Robins

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Fax (301) 347-1778

sarobins@lerchearly.com

June 23, 2015

BY ELECTRONIC MAIL

The Honorable Casey Anderson and
Members of the Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

**Re: Comments on the Bethesda Downtown Sector Plan on behalf of
7830 Old Georgetown Road LLC for Property located at 7830 Old
Georgetown Road**

Dear Mr. Anderson and Members of the Planning Board:

Our firm represents 7830 Old Georgetown Road LLC, the owner of certain property located at 7830 Old Georgetown Road (the "Property"). The Property is located on the west side of Old Georgetown Road, essentially serving as a gateway to the Bethesda Downtown District. An office building is located on the Property. The purpose of this letter is to comment on the Bethesda Downtown Sector Plan public hearing draft. I am attaching an exhibit that depicts the Property's location.

The Property is located in the Woodmont Triangle District and is proposed to be rezoned to the CRT 1.75 C 1.75 R .75 H 40. Properties to the south are recommended for similar zoning. We would respectfully request that the Planning Board review the zoning recommendation for the Property based on the comments set forth in this letter.

The Property has a strategic and important location serving as a gateway to the Bethesda Downtown District. We understand the logic behind somewhat lower densities and heights along the west side of Old Georgetown Road, but lower is relative in the scheme of trying to establish a true gateway into this critically important urban center. Thus, we would recommend that the zoning be adjusted to

The Honorable Casey Anderson and
Members of the Montgomery County Planning Board
June 23, 2015
Page 2

a minimum of FAR 2.0 and heights be increased in order to allow for the density reflected in the zoning designation to be achieved. If the County truly has an interest in establishing this gateway and accommodating new and interesting development, densities and heights must increase. As part of this recommendation, we also would recommend that the C and R be afforded greater flexibility so that a redevelopment of the property potentially can accommodate a greater residential component. For example, if the CRT zone permits a 2.0 FAR, a more desirable designation would be to leave the C at a 2.0 FAR but readjust the R to somewhere in the range of 1.5 to 2.0. This will allow for the market to play an essential role in the equation should the Property redevelop.

The Hearing Draft proposes 40 feet as the height designation – this height remains unchanged from the rezoning that occurred as a result of the Zoning Rewrite exercise – and generally is contrary to the treatment of heights in the sector planning area. A height of 40 feet is lower than heights permitted in certain residential zones. The height should be increased to at least 60 and more like 75 feet. This level of density and height would remain compatible with the residential development to the west and is essential to justify any meaningful redevelopment of the Property (again with a goal to create a landmark entrance into this area of the Bethesda Downtown District). The Property has an extremely visible presence on Old Georgetown Road and is able to support additional height and density.

We appreciate the opportunity to comment on the Sector Plan and will be available at the Board's worksessions. Thank you in advance for your consideration of our position.

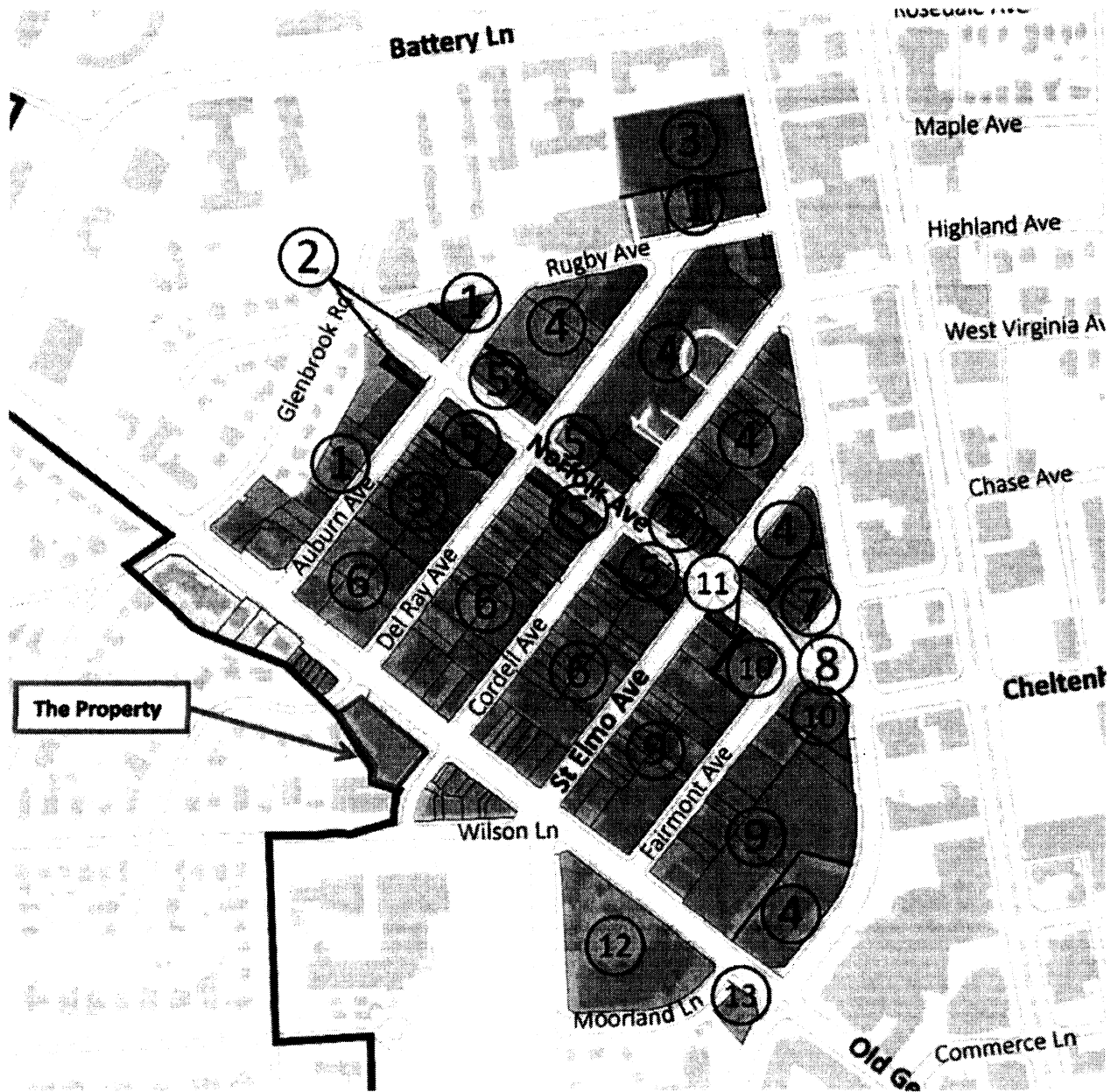
Yours truly yours,



Steven A. Robins

Cc: Robert Kronenberg
Leslye Howerton
Marc DeOcampo
Ronald D. Paul

Figure 3.05: Woodmont Triangle District Recommended Zoning



- Sector Plan Boundary
- CRN-0.75, C-0.75, R-0.25, H-40
- CRT-1.75, C-1.75, R-0.75, H-40

- 1** CR 3.5, C-1.25, R-3.0, H-120
- 2** CR 3.5, C-1.25, R-3.0, H-50
- 3** CR 3.5, C-1.0, R-3.5, H-175
- 4** CR 6.0, C-1.25, R-6.0, H-175
- 5** CR 3.5, C-1.25, R-3.5, H-50
- 6** CR 3.5, C-1.25, R-3.25, H-110
- 7** CR 6.0, C-1.25, R-6.0, H-250
- 8** CR 6.0, C-1.25, R-6.0, H-50
- 9** CR 6.0, C-1.25, R-5.75, H-175
- 10** CR 6.0, C-1.25, R-5.75, H-250
- 11** CR 6.0, C-1.25, R-5.75, H-50
- 12** CR 3.5, C-2.5, R-3.25, H-40
- 13** CR 3.5, C-2.5, R-3.25, H-110



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Attorneys at Law

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Tel. (301) 657-0747

Fax (301) 347-1778

sarobins@lerchearly.com

June 23, 2015

BY ELECTRONIC MAIL

The Honorable Casey Anderson and
Members of the Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

**Re: Comments on the Bethesda Downtown Sector Plan on behalf of
Peel Properties**

Dear Mr. Anderson and Members of the Planning Board:

Our firm represents Peel Properties, the agent representative of a number of properties located within the boundaries of the Bethesda Downtown Plan (the "Plan"). The purpose of this letter is to provide the Board with comments on the properties as they relate to the Plan. I am attaching exhibits that depict the location of the various properties discussed below.

4520 East West Highway (Exhibit #1)

The Property is located in the Pearl Street District and is proposed to be rezoned to CR 6.0 C 4.75 R 5.75 H 175. The Property is identified as #4 in the Public Hearing Draft on page 111. Just to the east, essentially in the same block but within the Wisconsin Avenue District, are properties recommended for CR 6.0 C 4.75 R 5.75 H 175 and CR 8.0 C 6.0 R 7.5 H 290. We would respectfully request that the Planning Board increase the height for the Property to provide for a more gradual tapering down from the Wisconsin District to the Pearl Street District. A more appropriate height would be 200 feet. In making this adjustment, the Planning Board also may want to increase the height on the property to the west of 4520 East West Highway from 175' to 225'.

From a planning perspective, the height would provide a softer but still meaningful transition from the Wisconsin District to the Pearl Street District and, of great importance, would allow for a more realistic opportunity for potential redevelopment of the property sometime in the future.

We also would request that the Planning Board consider adjusting the "C" in the zoning designation to provide for greater flexibility for a more commercial related project. Thus, we would suggest that the zoning designation be modified from CR 6.0 C 4.75 R 5.75 H 175 to CR 6.0 C 6.0 R 5.75 H 200.

7220 Wisconsin Avenue (Exhibit #2)

This property is located directly south of the Apex building, in the same block, and is recommended to be rezoned to the CR 6.0 C 6.0 R.6.0 H 250 designation. The Apex property is zoned CR 8.0 C 7.5 R 7.5 H 250. Given its proximity to the proposed Purple Line station, we would suggest that the zoning afforded the Apex property be applied to the entire Block #23. While the greatest densities have been placed on properties at the "core" of the sector planning area, it also makes sense in our view to extend similar zoning to properties surrounding the anticipated purple line station. This is a matter of increasing density without increasing height. The recommended modification would continue to provide a compatible environment in this area of the Plan and would provide the density to achieve the recommended building heights.

4905 Del Ray Avenue (Exhibit #3)

This property is presently zoned CR 3.0 C 1.0 R2.75 H 90 T. The property is recommended to be rezoned to the CR 3.5 C 1.25 R 3.5 H 50. We appreciate the increase in density but question why the height was significantly reduced from a 90T, which equals approximately 110 feet, to 50 feet. The Plan calls for Norfolk Avenue to serve as the Main Street for the Woodmont Triangle District and recommends preserving low density, pedestrian scale character along Norfolk. This property is located on Del Ray, directly adjacent to property that is recommended to be rezoned to CR 3.5 C 1.25 R 3.25 H 110. This reduction in height essentially assures that little redevelopment will occur on this property. The height on this property should be increased to at least 110 feet.

The Honorable Casey Anderson and
Members of the Montgomery County Planning Board
June 23, 2015
Page 3

7801 Norfolk Avenue (Exhibit #4)

This property is proposed to be rezoned to the CR 6.0 C 1.25 R 6.0 H 250 zone. We generally agree with this zoning designation but request that the Planning Board adjust the recommendation to permit for greater commercial flexibility by adjusting the "C" upward. This will allow for any future project potentially to have a larger commercial component. Flexibility is desirable given the amount of residential development that is slated for the Woodmont Triangle and the future need for commercial development.

For all of the properties discussed in this correspondence, we would urge the Planning Board to carefully review the requirements associated with achieving optional method of development in the CR zone. For example, the High Performance Area requirements need to be carefully reviewed to make certain that there are no unintended consequences that will deter future development. Also, these requirements tied to the High Performance Area are likely to change over time, while the Sector Plan remains unchanged. Potential inconsistencies over time could be problematic and may impact the overall goal of encouraging economic development.

We appreciate the opportunity to comment on the Sector Plan and will be available at the Board's worksessions. Thank you in advance for your consideration of our position.

Yours truly yours,

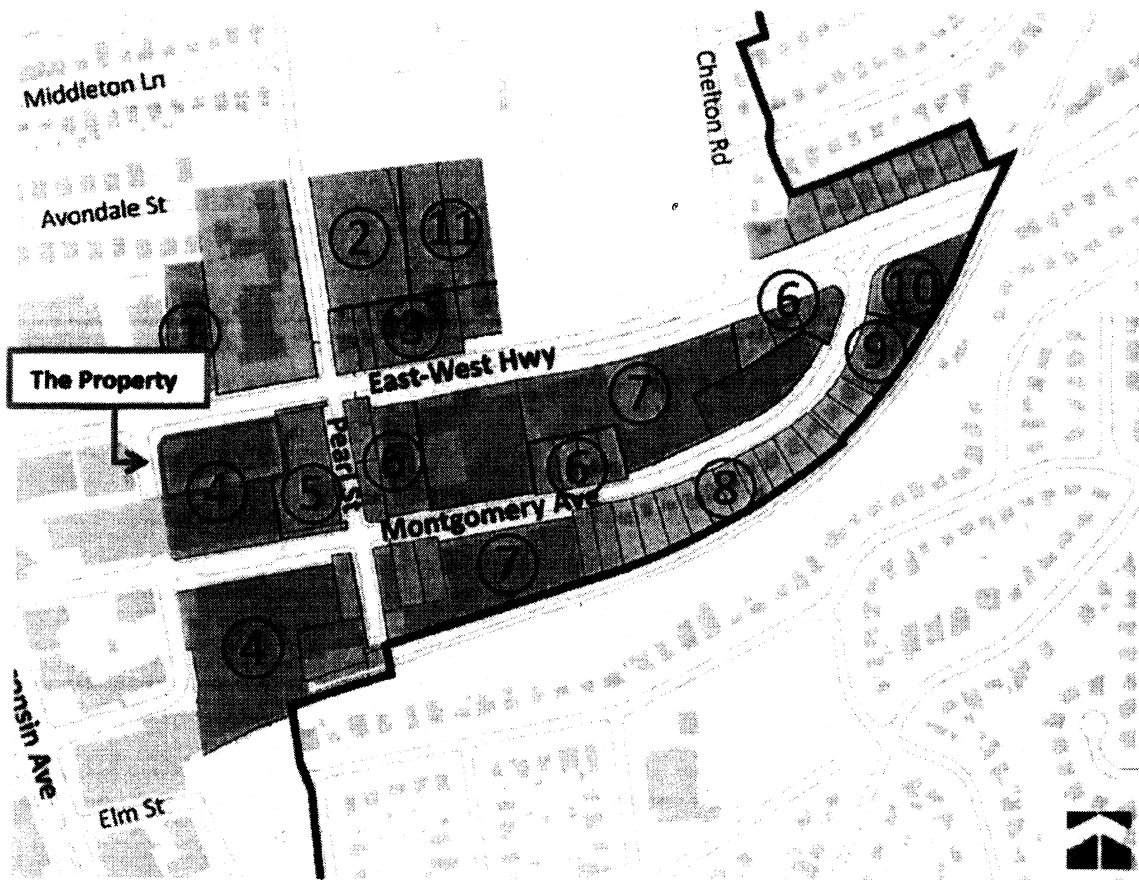





Steven A. Robins

Cc: Robert Kronenberg
Leslye Howerton
Marc DeOcampo
Peel Properties

Figure 3.07: Pearl District Recommended Zoning

Exhibit #1



-  Sector Plan Boundary
-  R-60, THD
-  R-10, R-30

- | | |
|--|---------------------------------------|
| 1 CR 3.5, C-0.75, R-3.5, H-175 | 6 CR 2.0, C-1.75, R-2.0, H-120 |
| 2 CRT 1.5, C-0.25, R-1.5, H-50 | 7 CR 3.5, C-3.5, R-3.5, H-120 |
| 3 CR 2.0, C-0.5, R-2.0, H-120 | 8 CRT 0.5, C-0.5, R-0.5, H-35 |
| 4 CR 6.0, C-4.75, R-5.75, H-175 | 9 CR 2.0, C-1.75, R-2.0, H-60 |
| 5 CR 6.0, C-4.75, R-5.75, H-145 | 10 CR 3.5, C-3.5, R-3.5, H-100 |
| | 11 CR 2.0, C-0.5, R-2.0, H-50 |

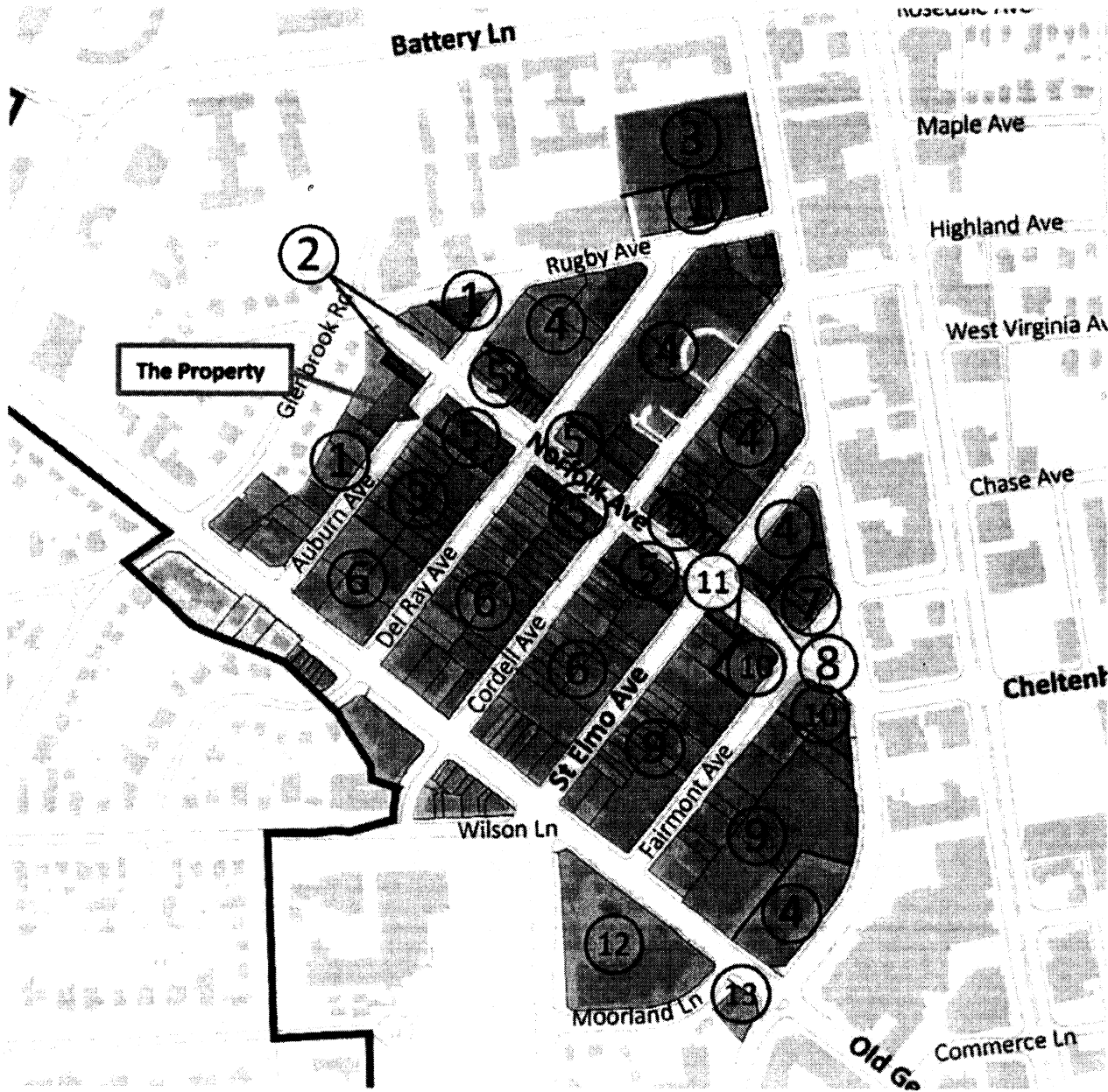
Figure 3.01: Wisconsin Avenue District Recommended Zoning

Exhibit #2



- ① CR 3.5, C-1.25, R-3.5, H-120
- ② CR 3.5, C-2.5, R-3.25, H-90
- ③ CR 1.75, C-1.25, R-1.75, H-70
- ④ CR 3.5, C-1.25, R-3.25, H-120
- ⑤ CR 3.5, C-1.25, R-3.25, H-145
- ⑥ CR 3.5, C-1.25, R-3.25, H-110
- ⑦ CR 3.5, C-2.5, R-3.25, H-120
- ⑧ CR 6.0, C-1.25, R-6.0, H-175
- ⑨ CR 6.0, C-1.25, R-6.0, H-250
- ⑩ CR 6.0, C-6.0, R-5.75, H-250
- ⑪ CR 6.0, C-4.75, R-5.75, H-250
- ⑫ CR 6.0, C-4.75, R-5.75, H-110
- ⑬ CR 6.0, C-6.0, R-5.75, H-175
- ⑭ CR 6.0, C-4.75, R-5.75, H-175
- ⑮ CR 6.0, C-4.75, R-5.75, H-290
- ⑯ CR 6.0, C-6.0, R-4.75, H-110
- ⑰ CR 6.0, C-6.0, R-4.75, H-240
- ⑱ CR 6.0, C-6.0, R-4.75, H-290
- ⑲ CR 8.0, C-6.0, R-7.5, H-290
- ⑳ CR 8.0, C-6.0, R-7.5, H-240
- ㉑ CR 8.0, C-6.0, R-7.5, H-210
- ㉒ CR 6.0, C-4.75, R-5.75, H-150
- ㉓ CR 6.0, C-6.0, R-6.0, H-250
- ㉔ CR 6.0, C-4.75, R-5.75, H-35
- ㉕ CR 3.5, C-2.5, R-3.25, H-90
- ㉖ CR 6.0, C-4.75, R-5.75, H-200
- ㉗ CR 5.0, C-5.0, R-5.0, H-200
- ㉘ CR 3.5, C-1.25, R-3.5, H-145

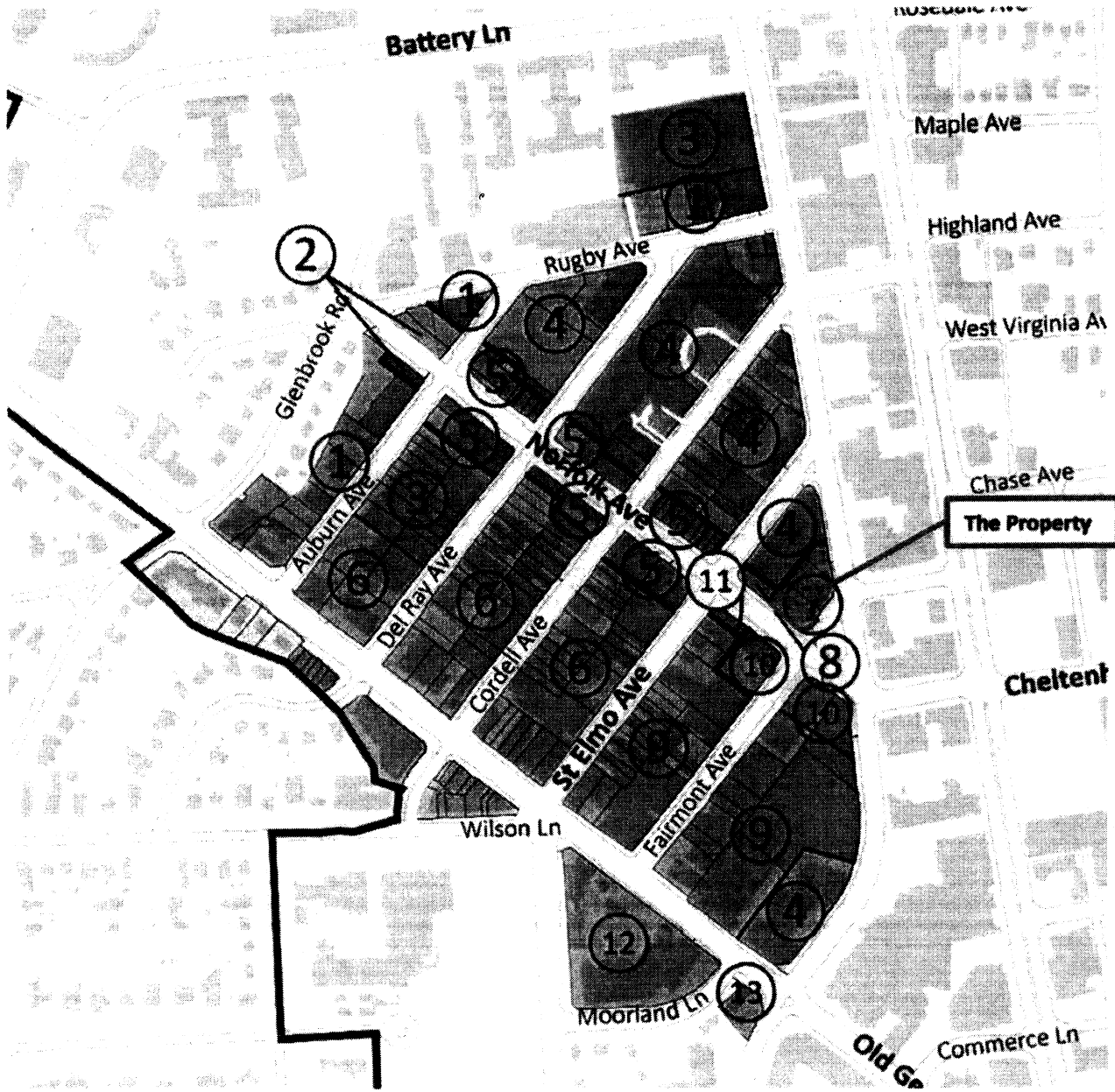
Figure 3.05: Woodmont Triangle District Recommended Zoning



- Sector Plan Boundary
- CRN-0.75, C-0.75, R-0.25, H-40
- CRT-1.75, C-1.75, R-0.75, H-40

- | | |
|---------------------------------|---------------------------------|
| ① CR 3.5, C-1.25, R-3.0, H-120 | ⑧ CR 6.0, C-1.25, R-6.0, H-50 |
| ② CR 3.5, C-1.25, R-3.0, H-50 | ⑨ CR 6.0, C-1.25, R-5.75, H-175 |
| ③ CR 3.5, C-1.0, R-3.5, H-175 | ⑩ CR 6.0, C-1.25, R-5.75, H-250 |
| ④ CR 6.0, C-1.25, R-6.0, H-175 | ⑪ CR 6.0, C-1.25, R-5.75, H-50 |
| ⑤ CR 3.5, C-1.25, R-3.5, H-50 | ⑫ CR 3.5, C-2.5, R-3.25, H-40 |
| ⑥ CR 3.5, C-1.25, R-3.25, H-110 | ⑬ CR 3.5, C-2.5, R-3.25, H-110 |
| ⑦ CR 6.0, C-1.25, R-6.0, H-250 | |

Figure 3.05: Woodmont Triangle District Recommended Zoning



- Sector Plan Boundary
- CRN-0.75, C-0.75, R-0.25, H-40
- CRT-1.75, C-1.75, R-0.75, H-40

- 1** CR 3.5, C-1.25, R-3.0, H-120
- 2** CR 3.5, C-1.25, R-3.0, H-50
- 3** CR 3.5, C-1.0, R-3.5, H-175
- 4** CR 6.0, C-1.25, R-6.0, H-175
- 5** CR 3.5, C-1.25, R-3.5, H-50
- 6** CR 3.5, C-1.25, R-3.25, H-110
- 7** CR 6.0, C-1.25, R-6.0, H-250

- 8** CR 6.0, C-1.25, R-6.0, H-50
- 9** CR 6.0, C-1.25, R-5.75, H-175
- 10** CR 6.0, C-1.25, R-5.75, H-250
- 11** CR 6.0, C-1.25, R-5.75, H-50
- 12** CR 3.5, C-2.5, R-3.25, H-40
- 13** CR 3.5, C-2.5, R-3.25, H-110

MCP-CTRACK

RECEIVED
0537
JUN 23 2015

From: Kent Detsuh <nbeth23@operamail.com>
Sent: Tuesday, June 23, 2015 9:37 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
PARK AND PLANNING COMMISSION

Dear Members of the Planning Board,

The Bus Bay area should have more lighting as well as painted striping where the curbs and walkways are. It should be redesigned by someone with an Accessibility planning background.

Sincerely,
Kent Detsuh

MCP-CTRACK

From: WordPress <edonskaia@gmail.com>
Sent: Tuesday, June 23, 2015 10:04 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: edonskaia@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: Elena Donskaia
City: BETHESDA
Zip: 20814

MCP-CTRACK

From: Joan Barron <jmbarron479@gmail.com>
Sent: Tuesday, June 23, 2015 10:40 AM
To: MCP-Chair
Subject: Bethesda Sector Plan Hearing June 25th, 2015

Mr Chairman

I am a resident of the Chevy Chase West neighborhood as well as a board member of our small community. My fellow board member, Naomi Spinrad has represented the views of our small community eloquently when she states and backs up the argument that the Planning Board should reject any zoning other than R-60 Bethesda Fire Department property. Every member of the community deserves and has the right to proper fire protection services. A stand alone station that is right now ideally situated on the property makes the most sense for the neighborhood and for the entire community that the Station No. 6 serves.

thank you

Joan Barron
4704 Morgan Drive
Chevy Chase

Joan Barron
jmbarron479@gmail.com

MCP-CTRACK

From: WordPress <shakin@gmail.com>
Sent: Tuesday, June 23, 2015 10:54 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: shakin@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: Joshua Shakin
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <wendytech@gmail.com>
Sent: Tuesday, June 23, 2015 11:00 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: wendytech@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:

Bethesda is dying under huge ugly high-rises and little green space. PLEASE PLEASE vote for the largest green space possible before Bethesda turns into Rosslyn. Thank you.

Name: Wendy Leibowitz
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Triciahodge@msn.com>
Sent: Tuesday, June 23, 2015 11:19 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: Triciahodge@msn.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:

Too much building development in Bethesda. Please keep the plaza green space protected for our families. It is a small place of nature that should be preserved.
Please keep the character of Bethesda. We don't want it to become a concrete jungle.
Thank you.

Name: Tricia
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <juliepanaro@gmail.com>
Sent: Tuesday, June 23, 2015 11:29 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: juliepanaro@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 have been a resident of Bethesda for 50 years and have family members in the area. We, as a community, need to demonstrate development restraint. You are killing the golden goose. It isn't pleasant driving in the Bethesda area to dine out or for a quick shopping excursion. It's very congested. Therefore, I am in favor of preserving the plaza at the metro center. Another high rise, at the proposed height, should not be approved.

Name: julie panaro
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <mjeverson@gmail.com>
Sent: Tuesday, June 23, 2015 11:54 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: mjeverson@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:

As long time residents of close-in Bethesda (since 1976), my family and I are absolutely opposed to the planned development of the Bethesda Metro Center plaza. I understand and accept the growing urbanization of Bethesda, but there must be a balance between development and the preservation of urban open space and parks. If the developers had their way there would be nothing but high rise buildings in downtown Bethesda. That would be a great tragedy and forever alter the nature of a now delightful and attractive urban area. You must have the courage to say \"NO!\"

Name: Michael Evenson
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <ptrippmelby@gmail.com>
Sent: Tuesday, June 23, 2015 12:01 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: ptrippmelby@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 strongly support preserving the plaza and not adding another building on the site. We don't want this intersection to look like lower Manhattan.

Name: Pamela Tripp-Melby
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <jackie0613@verizon.net>
Sent: Tuesday, June 23, 2015 12:04 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: jackie0613@verizon.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:

As a Bethesda resident within walking distance of the Bethesda Metro Center, I strongly wish that the property remains an Urban Park and gathering space for the community. We have a lot of high rise building going on all around us and we need some more park space. Please preserve the Plaza at Bethesda Metro Center. Thank You for your cooperation in this matter.

Name: Jackie Hefter
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <ponomarov@gmail.com>
Sent: Tuesday, June 23, 2015 12:11 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

Sent from: ponomarov@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:
Please do not destroy our downtown. We are not ants!

Name: Sergiy Ponomarov
City: Rockville
Zip: 20853

MCP-CTRACK

From: Andy Hasselwander <ahasselwander@gmail.com>
Sent: Tuesday, June 23, 2015 12:15 PM
To: MCP-Chair
Subject: Bethesda Metro Plaza

To Whom it May Concern:

I am the current President of the Battery Park Citizens Association, a group representing around 200 homes and several businesses in a neighborhood bordering Downtown Bethesda.

As the Montgomery County Planning Board revisits the Bethesda Downtown Sector Plan, I am writing on behalf of the BPCA to offer our support for preserving the Bethesda Metro Plaza as public open space. We believe that a large, open green space would help enhance downtown Bethesda, providing a much needed gathering space for our neighbors.

We want to voice our serious concerns about the Planning Staff proposal in the Staff Draft to change what is designated in the current Master Plan as a large public open and community gathering space into something very different -- the site of a new high-rise building that would sit squarely in the middle of the current plaza. We are concerned that a high-rise building on top of the Metro Plaza would take away much of the current space available for gatherings and "hide" the remaining open gathering space from street view - creating another under-used, interior courtyard. The current staff draft states that civic greens should be located on main streets and integrated into the public realm. The current staff proposal for the Bethesda Metro Plaza seems to do just the opposite.

Rather than give up an existing, well-located, public open space, we support breathing new life into it and making the plaza a totally green, open park, with trees, grass, and gardens. Our residents have a strong desire for green open space in a central metro-accessible location in Bethesda. We believe a redesigned, highly visible and open green space strongly fits the stated vision and goals of the Bethesda Master Plan: to provide civic green space for the Wisconsin Area corridor. We also believe that changing the current plan to create a new high rise building at this location is inconsistent with these visions and goals.

Thank you for your careful consideration of this matter.

Regards,

Andy Hasselwander
President
Battery Park Citizens Association

MCP-CTRACK

From: Dlhopsky, Heather - HXD <HDLhopsky@linowes-law.com>
Sent: Tuesday, June 23, 2015 12:26 PM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye
Subject: 6/24/15 Planning Board Hearing on Bethesda Downtown Plan - Written Testimony for 7770 Norfolk Avenue
Attachments: 201506231220.pdf

Members of the Planning Board,

Attached please find my written testimony on behalf of the 7770 Norfolk Avenue property.

Thank you.

Heather

Heather Dlhopsky
Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814-4842
(301) 961-5270 (direct phone)
(301) 654-0504 (switchboard)
(301) 654-2801 (fax)
hdlhopsky@linowes-law.com
www.linowes-law.com

This e-mail message is intended only for the addressee and may contain confidential and/or privileged material. Any interception, review, retransmission, dissemination, or other use of, or taking of any action upon this information by persons or entities other than the intended recipient is prohibited by law and may subject them to criminal or civil liability. If you received this communication in error, please contact us immediately at the direct dial number set forth above, or at (301) 654-0504, and delete the communication from any computer or network system. Although this e-mail (including attachments) is believed to be free of any virus or other defect that might negatively affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free, and no responsibility is accepted by the sender for any loss or damage arising in any way in the event that such a virus or defect exists.

LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

June 24, 2015

C. Robert Dalrymple
301.961.5208
bdalrymple@linowes-law.com
Heather Dhopolsky
301.961.5270
hdhopolsky@linowes-law.com

VIA EMAIL AND HAND DELIVERY

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

Re: 7770 Norfolk Avenue, Bethesda – Written Testimony for 6/24/15 Planning Board
Hearing on the Bethesda Downtown Plan (the “Sector Plan”)

Dear Mr. Anderson and Members of the Planning Board:

On behalf of 4900 Fairmont Residential, LLC (“4900 Fairmont”), owner of the property located at 7770 Norfolk Avenue (previously known as 4900 Fairmont Avenue) in Bethesda (the “Property”), we are submitting this letter as our written testimony for the Montgomery County Planning Board’s (the “Planning Board”) June 24th public hearing on the Sector Plan (specifically, the Public Hearing Draft dated May 2015 – the “Public Hearing Draft”). The Property is located at the southwestern corner of the intersection of Fairmont Avenue and Norfolk Avenue in the Woodmont Triangle Area of Bethesda, and is currently zoned CR-5.0, C-1.0, R-4.75, H-145T. The Property is presently under construction with a mixed-use, 174-foot tall building (with the additional height to 174 feet permitted as the result of including 15 % moderately priced dwelling units, or “MPDUs”), comprised of ground-floor non-residential uses and 200 multi-family dwelling units including the 15% MPDUs (the “Project”), pursuant to approvals issued by the Planning Board in June 2012 (with an administrative Site Plan Amendment just recently approved for some minor modifications to the building).

The Public Hearing Draft proposes (on page 103, #9 and #10) that the Property be rezoned through the Sector Plan process and subsequent sectional map amendment to CR-6.0, C-1.25, R-5.75, with the northeastern half of the Property proposed for H-250 and the southwestern half of the Property proposed for H-175. While the Property is currently under construction and not likely to again redevelop in the lifetime of the Sector Plan, nevertheless we support the increased height that is proposed for the Property as it makes good, urban planning sense given its prominent location at the terminus of Norfolk Avenue at Woodmont Avenue and the desire for increased height near Veterans Park (directly across Norfolk Avenue from the Property) in order

**L&B 5000806v1/04376.0021

Mr. Casey Anderson, Chair,
and Members of the Planning Board
June 24, 2015
Page 2

to punctuate the presence of the park and the new civic green anticipated for the small portion of Norfolk Avenue located between Woodmont and Wisconsin Avenues.

However, given the 250 feet in height that is proposed for the northeastern half of the Property, we believe that limiting it to a maximum FAR of 6 is incongruous with the recommended height. An 8 FAR is more in alignment with the density that would be likely to be achieved with a 250-foot building and is, in fact, more desirable for purposes of presenting a strong presence on the Norfolk Avenue frontage and drawing attention to the proximity of Veterans Park and the new civic green.

Overall, 4900 Fairmont is supportive of the Public Hearing Draft's vision for the Property, as well as the recommendations to enhance Norfolk Avenue as a main street connecting the Wisconsin Avenue corridor with the Battery Lane area, with activating retail and arts and community events. In addition, 4900 Fairmont supports the proposed improved connectivity in the Woodmont Triangle District through provision of public mid-block pedestrian connections and enhanced walkability, and notes that the Project currently under construction on the Property includes a new pedestrian connection into Garage 11, directly adjacent to the Property.

We thank you for consideration of these comments, and look forward to continuing to work with you and Planning Staff on the Bethesda Downtown Plan. If you have any questions or require any additional information, please do not hesitate to contact us.

Very truly yours,

LINOWES AND BLOCHER LLP

C. Robert Dalrymple

C. Robert Dalrymple

H. Dlhopsky

Heather Dlhopsky

cc: Mr. Robert Kronenberg
Ms. Leslye Howerton
Mr. William Leibner
Mr. Andrew Vanhorn
Mr. Craig Ciekot
Mr. Jason Klippel

MCP-CTRACK

From: WordPress <eggoldstein@comcast.net>
Sent: Tuesday, June 23, 2015 1:01 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: eggoldstein@comcast.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:

Name: Elise Goldstein
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <glen@lassmangoldstein.com>
Sent: Tuesday, June 23, 2015 1:38 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: glen@lassmangoldstein.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: Glen Goldstein
City: Bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <pvelez@cig.com>
Sent: Tuesday, June 23, 2015 2:19 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: pvelez@cig.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:

We do NOT need another high rise building squeezed into such a busy congested space already. We all enjoy the fountains and would love to see some green space in the middle of all these buildings already crowding this busy intersection near the Bethesda metro.

Name: Paula Velez
City: Bethesda
Zip: 20814

MCP-CTRACK

From: carol pihlstrom <pihlstrom@verizon.net>
Sent: Tuesday, June 23, 2015 2:46 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,

What are you thinking of? A building 290 ft. tall with a tiny batch of grass hidden by a monster size building? You the builders and the planning board are just thinking of money from this project. What a shame !

Sincerely,
carol pihlstrom

MCP-CTRACK

From: WordPress <alanme44@gmail.com>
Sent: Tuesday, June 23, 2015 3:06 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: alanme44@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:

We don't need more highrise buildings and certainly not a 290' tower which will consume the lions share of the current plaza and further segment it.

Name: Alan Eicoff
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <simjam1@verizon.net>
Sent: Tuesday, June 23, 2015 3:08 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: simjam1@verizon.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:

In the search for more tax revenue county planners should not slay the goose that lays the golden (Bethesda) eggs.

Name: Jim Simmons
City: Bethesda
Zip: 20816

MCP-CTRACK

From: Tina Coplan <tinacoplan@gmail.com>
Sent: Tuesday, June 23, 2015 3:11 PM
To: MCP-Chair
Subject: Bethesda Downtown Plan comments
Attachments: Bethesda Downtown Plan Comments.docx

Thank you for sharing these comments with Chair Casey Anderson and the entire Planning Board.

Sincerely,

Tina and Michael Coplan
7003 Meadow Lane
Chevy Chase, MD 20815

TO: Chair Casey Anderson and the Montgomery County Planning Board
RE: Bethesda Downtown Plan
FROM: Ima and Michael Coplan, 7003 Meadow Lane, Chevy Chase, MD 20815

As Chevy Chase residents who live close to Bethesda, we appreciate the Bethesda Downtown Plan's goal to shape the community's environment over the next 20 years. We believe, however, that the proposed plan undermines Bethesda's potential as a major source of revenue for the county and as an attractive place to live. In short, this plan could kill the goose that lays the golden egg.

Specifically, the profusion of extremely tall, dense buildings without relief provided by accessible, significant green spaces flouts the stated objective to keep "Bethesda unique and competitive in the years to come" and to create "a greener and more connected Downtown."

If people want an appealing urban experience, it's likely that DC will draw them away. Building heights there are limited to a maximum of 14 stories. Parks are interwoven throughout. And human-scaled buildings of different ages and architectural styles encourage traveling by foot or bike from one neighborhood to another. By contrast, the plan for Bethesda projects building heights in some cases twice DC's maximum. Unrelieved walls of concrete will cast shadows on the streets and the very few areas left over for people to congregate.

To create a competitive environment, please consider the following adjustments:

--Instead of building heights cascading like a roller coaster up and down Wisconsin Ave., concentrate the tallest buildings at Bethesda Metro Center and north of Old Georgetown Rd., where they currently are. And reduce heights adjacent to single-family neighborhoods to no more than 35 feet. If you expect to fill the thousands of residential units projected, allow buildings no taller than the tallest building is now. Most importantly, lower the 200-foot height next to the Farm Women's Market, at Bradley and Wisconsin Avenues, and at Montgomery Avenue to 75 feet.

--Take advantage of the last available major open space to create a sizable park in the parking lots behind the Farm Women's Market. Incorporating the excellent Bethesda Commons proposal into the plan would demonstrate the Planning Board's true long-term leadership. The new Commons area could be to Bethesda what the Bois de Boulogne is to Paris—the lungs of the city. And it could do for revenues what the High Line has done for New York. That linear green oasis attracted an estimated \$2 billion in new economic activity along its route, just through 2012. (<http://www.bbc.com/news/magazine-19872874>).

--Realize that using transit-oriented development as a rationale for populating the area with super buildings would be like constructing a mighty metropolis on obsolete foundations. The Metro system needs a substantial infusion of funds just to support the current level of ridership. Funding an additional rail line is questionable. And transit is just one piece of added infrastructure—including schools, traffic management, sewage systems, etc.—that need more realistic guidelines in the plan to accommodate the massive development proposed.

Planners have a mammoth responsibility for envisioning communities that will affect our lives

FOR generations to come. Once soaring, hundreds of buildings blanket the landscape, they won't go away.

Please seriously consider how the plan's proposed implementation now falls far short of its worthy goals.

RECEIVED
0535
JUN 23 2015

MCP-CTRACK

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

From: WordPress <robert.steadman@verizon.net>
Sent: Tuesday, June 23, 2015 3:13 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: robert.steadman@verizon.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:

I live on Woodmont Ave right across from the Metro Center. I do not believe a new high rise should be built on that land. The last thing Bethesda needs is another high rise. With all the new large high residential projects Bethesda is starting to look like a concrete jungle, not to mention the construction traffic patterns and the roads being all torn up from the large trucks in the area. Please do not approve this new office building development. Thank you for your consideration.

Name: ROBERT STEADMAN
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <tarataratara@gmail.com>
Sent: Tuesday, June 23, 2015 3:32 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: tarataratara@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:

Please preserve the area for a 1/2 acre park! We live here and use the space some now, but only when we pass through as it is not a destination.
Thank you!

Name: Tara Clifton
City: Bethesda
Zip: 20814

MCP-CTRACK

From: Graef Judith <graefwkd@gmail.com>
Sent: Tuesday, June 23, 2015 3:53 PM
To: MCP-Chair; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy
Cc: Councilmember.Berliner@montgomerycountymd.gov;
Councilmember.Elrich@montgomerycountymd.gov;
Councilmember.Floreen@montgomerycountymd.gov;
Councilmember.Hucker@montgomerycountymd.gov;
Councilmember.Katz@montgomerycountymd.gov;
Councilmember.Leventhal@montgomerycountymd.gov;
Councilmember.Navarro@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov;
Councilmember.Riemer@montgomerycountymd.gov
Subject: Bethesda Downtown Plan
Attachments: Downtown Bethesda.docx

Montgomery Planning Board Chair, Vice-Chair and Commissioners:

Please review our attached comments on the Bethesda Downtown Plan, prepared for your meeting with the community on June 24, 2015.

Thank you.

Judith L. Graef
P. Lance Graef
Battery Park, Bethesda, Maryland

MEMORANDUM

Date: June 23, 2015
To: Montgomery Planning Board
Cc: Montgomery County Council
From: Judith L. Graef
P. Lance Graef
5201 Wilson Lane
Bethesda, MD 20814

Re: Bethesda Downtown Plan: Battery Lane District

Thirty-five year, single-family homeowners and residents of Battery Park offer the following comments. The most immediate impact of the Downtown Redevelopment Plan to our community is the area along Old Georgetown Road where the BCC Rescue Squad and Christ Evangelical Lutheran Church will be developed as Commercial Residential. This translates to 120-foot tall buildings facing and abutting residential property. The proposed setbacks and green spaces are unimpressive. How does this possibly comport with the intention stated within The Bethesda Downtown Plan of "building heights appropriate to surrounding context "(P.15)? By allowing this to happen, the current residential atmosphere of our community will be crushed by the constantly expanding downtown/urban area. Once new CR zones are established, the downtown expands by definition. When and where will this stop? See: Figure 3:11 Battery Land District Recommended Zoning, p. 119, item 6 (CR 2.5, C-0.5, R-2.5, H-120)

Additionally, Metro brings many benefits to Bethesda, but is it Bethesda taxpayer residents and businesses that are clamoring for more high-density development, insisting Bethesda become another Friendship Heights, another Rosslyn? Unlikely. It now seems that it is an apparent given that proximity to Metro means public transportation will meet our needs and few will have cars? This is inaccurate. It incorrectly speculates that residents in Downtown Bethesda won't need to haul groceries, that residents will not require a car at and for their work, and will not have appointments in areas not served by public transportation. Will Bethesda residents outside downtown walk and ride bikes a few miles for dinner and a movie downtown? They already avoid downtown because of congestion. This prompts the question of how many, including planners, will be taking public transportation to the June 24th meeting?

Additionally, in our opinion, the Goals set out in Section 3.3 Residential and Edge Districts, of the Bethesda Downtown Plan are not met. Our comments and questions are as follows:

GOALS

Preserve existing market-rate affordable housing

Comments/Questions: Bethesda is currently flooded with multi-family buildings that are not fully occupied. By far, the majority of the existing and newly constructed units are in the upper price ranges. Is Battery Lane District rezoned to CR to catch up on providing affordable housing? This is hardly a reason to erect 120-foot high buildings in proximity to single family homes. Can't affordable housing or housing in general be in buildings under 120 feet? If not, the motivation to build taller is evident. How much of the housing will be affordable?

Promote enhanced redevelopment opportunities to foster a quality mix of housing options

Comments/Questions: What jumps out here is "redevelopment opportunities". To whom do these opportunities convey? Most likely they do not go to resident taxpayers within Battery Lane District. There is currently already a "quality mix of housing options" within the District and its immediate surroundings. Increased density in housing is not necessarily a benefit to residents, given increased population and traffic and eventual crowding out of single-family residences. Given the volume and constancy of construction in Bethesda, if Montgomery County hasn't yet managed to create a quality mix in housing options and affordable housing here, what is different now?

Expand neighborhood green at Battery Lane Park.

Comments/Questions

The Plan creates a neighborhood green surrounded by three well-traveled streets, with the addition of the proposed extension of Norfolk Avenue. The "enhanced green area" as shown in Figure 3:13 of the Plan will be three chopped up areas, with both Rugby Avenue and Norfolk Avenue cutting through, hardly an enhanced area. What will be significantly improved as far as the park itself is concerned?

Improve pedestrian and bike connectivity through the district and along the park.

Comments/Questions

The proposed Battery Lane Park as shown in figure 3:13 is open to increased car traffic. The Plan does not reach its goal for the Park or the district. Instead, the Plan will increase road traffic throughout the district. This is not compatible with either pedestrian, or bike "connectivity". The community of Battery Park already receives excessive cut-through traffic and there is no noticeable enforcement of existing traffic restrictions. The Plan will make a bad situation worse.

MCP-CTRACK

From: WordPress <pathaas100@gmail.com>
Sent: Tuesday, June 23, 2015 3:57 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: pathaas100@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 SUPPORT THE CLARK PLAN. I OPPOSE THE BROOKFIELD PLAN, AS THE HIGH RISE WOULD SEVERELY LIMIT THE SPACE AND SUNLIGHT AVAILABLE FOR PERSONS TO ENJOY A COMMUNITY SPIRIT.

Name: PATRICIA HAAS
City: BETHESDA
Zip: 20817

MCP-CTRACK

From: WordPress <whelan.ron@gmail.com>
Sent: Tuesday, June 23, 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: whelan.ron@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: Ronald Whelan
City: Potomac
Zip: 20854

MCP-CTRACK

From: WordPress <mungodec@verizon.net>
Sent: Tuesday, June 23, 2015 4:33 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: mungodec@verizon.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:

I've looked at Brookfield Properties proposal for Bethesda's \"Central Park\" but in my opinion, it simply doesn't work. The site needs to be redesigned FOR SURE but in its current location. And no new office building on top of Bethesda Metro, please. Don't approve Brookfield's plan.

Name: Caroline DeCesare
City: Bethesda
Zip: 20814

MCP-CTRACK

From: David against Brown <davidanderna@aol.c>
Sent: Tuesday, June 23, 2015 4:46 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,

I oppose your proposal to build a 290 ft building in the center of Bethesda. Your ad is misleading as it doesn't mention the building which will replace the open space in the center of Bethesda.

Sincerely,
David against Brown

MCP-CTRACK

From: Richard Hoye <richardhoye@me.com>
Sent: Tuesday, June 23, 2015 4:55 PM
To: MCP-Chair
Subject: Comments on the Staff Draft of the Bethesda Downtown Plan
Attachments: Richards biography.pdf; ATT00001.txt

Dear Chairman Anderson and fellow Commissioners,

Please accept my comments on the Staff Draft of the Bethesda Downtown Master Plan.

I have been a resident of Bethesda within and now on the edge of Bethesda since 1980. I am now retired from a career in the Fire Service served mostly in and near Bethesda. My father's business headquarters was in the office building of 7819 Norfolk Avenue since the 1960s. I have a long experience and love of this urban village. My first home away from family was in the dormitory of the Bethesda Chevy Chase Rescue Squad. Since that time I have rented and now own a home in the Glenbrook Knolls subdivision next to the CBD. I have always shared my housing with roommates and do so to this day. Included with this testimony is a biography written about my strategy for affording a home in a highly desirable but expensive location.

The attraction of Bethesda as a place to live and work for me has been it's promise for an urban lifestyle with great transit service, walkable urban streets, cosmopolitan mix of people and a wide variety of activities and nightlife. This potential has only partly been fulfilled since the last Master Plan. However, I find bicycling and walking in Bethesda a great joy. There seems no end to the rewarding contact I have with strangers and friends as I bike to meet daily needs, usually with my Black Lab, Rudder.

I regard the Staff Draft of the Bethesda Downtown Plan as essentially an exclusionary document that reaffirms the low density and auto dependent designs of multifamily housing that exists on the edges of the plan area. Further, the emphasis on new parks and open spaces takes focus and energy away from creating more vibrant and walkable public use spaces along our streets that serve a wider range of users in safety both day and night. The plan is also short on solutions to the existing failed public spaces that litter the downtown. Placing expanded greenways along East Bethesda and the Town of Chevy Chase neighborhoods produces barriers to walking and access at the expense of affordable townhouse style homes that are the appropriate transition for the urban area. Also, the low density zoning and heights along Arlington Road leave this potential civic boulevard to a barrenness that detracts from walkability and access to the vibrant Bethesda Row area. A wide street like Arlington Road needs taller buildings gracing both sides of the street, a denser mix of uses and great sidewalks. This street could host a new civic building that can be used as a community center in place of the cold and sterile facilities in the Metropolitan building.

Neighborhood serving retail areas need to be planned for the Battery Lane District, the Arlington South and South Bethesda Districts. Limited retail areas on the edges of the plan area can serve both residents of these districts and promote the potential for walkability from existing single family neighborhoods.

The Sachs neighborhood should be rezoned to dense multifamily. As should the single family streets on Rugby and Glenwood Roads. The Arlington South and South Bethesda Districts should be similarly zoned for denser multifamily use that would allow the areas to redevelop in a walkable design that would be enable less car ownership among residents. I support both the Bethesda Fire Department's and the Bethesda Chevy Chase Rescue Squad's desires to redevelop their properties for multifamily mixed use. The entire Battery Lane District should be up zoned.

Old Georgetown Road needs to be up zoned along it's length from the Metro core to Huntington Parkway. This major gateway suffers from neglect yet serves as a vital transit and pedestrian link to the downtown.

The Bethesda Metro core area needs a new building, #4 Bethesda Metro, that will help fill a gaping whole in the heart of Bethesda created by the design of the Chevy Chase Bank building and other urban design failures from the last Master Plan. This new building can bring a breathtaking, iconic feature and help pedestrianize the sidewalks along the vacuous Wisconsin Avenue and East-West Highway/Old Georgetown Road intersection. The emphasis on restoring the failed park above the Metro Station is misguided. The focus must be on how to seamlessly integrate the Metro entrance and bus bay below with the sidewalk and buildings above. The potential exists to make the bus bay area into a "Union Station" experience and creative design efforts should not be spared toward this end. A "Bike Station" is greatly needed at this location to serve the demand for safe bike parking and related services. It is simply an exclusionary practice to make the work needed on the bus and rail transit station a secondary effort in the design of the Metro core.

Pedestrian safety and bicycle/pedestrian circulation can be improved by restoring our street network to entirely two-way streets. I support narrowing the Bethesda Woodmont Avenue intersection and would like to see a traffic island at this location with a traffic circle further up Woodmont at Miller Avenue. The protected bikeway along Bethesda Avenue to Wisconsin connecting to legs of the Capital Crescent Trail needs to be built. I suggest planners look at realigning Willard Avenue to meet Bethesda Avenue at a simply intersection in place of the current offset nature. This would make for improved traffic circulation. Again, relying on tunnels for pedestrians and bicyclists is an exclusionary practice as many vulnerable users are disenfranchised from access. The plan should call for a reduction in posted speeds to no higher than 25 MPH. Further, side streets should be redesigned and posted for 15 MPH. At the junction between side streets with larger streets, such as Auburn Avenue and Old Georgetown, curb extensions should be planned that would prevent two cars from stopping side by side at the stop or traffic signal facing the major road. Many of our side streets have room for on-street parking that accidentally allows cars to create a right turn lane pocket. I do not support bike lanes or channelized bicycle traffic on Norfolk Avenue. Auto speeds are no faster than 15 MPH here. Bicyclists can safely mix with car traffic at this speed. Moreover, the interaction and cooperative behaviors of sharing a street at these speeds is needed to make bicycling safe. Bicycles must be expected and allowed to use the travel lane as required for turning movements and parking maneuvers. This I can attest to as a certified traffic cycling instructor from the League of American Bicyclists.


I support the street through Battery Lane Park as a major safety and access feature for pedestrians. The street should be aligned with the route of the path on the other side of Battery Lane. The park should be expanded but the Duron paint store property should be a new building with street level retail.

Throughout human history cities and urban places have been designed to bring people together in safety to create wealth through the reduced need for travel. Bethesda can contribute to creating wealth, equity and sustainability only through maximizing the essential elements of urbanity that can occur only in a very few small parts of our County. We must maximize this urban potential in our plans in order to let the work of the marketplace serve the community and heal our environment..

I thank you for your attention and your service to the community.

Sincerely,

Richard Hoye
101 Lucas Lane
Bethesda, MD 20814

From: **juan arango** juanarango50@outlook.com 
Subject: Richard's biography
Date: May 5, 2015 at 2:32 PM
To: Richard Hoyer richardhoyer@mac.com

MCP-CTRACK

From: WordPress <mgmistrik@verizon.net>
Sent: Tuesday, June 23, 2015 4:59 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: mgmistrik@verizon.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:

Name: Marion G. Mistrik
City: Bethesda, MD
Zip: 20814

MCP-CTRACK

From: Mounts, Kerry D. - KDM <kmounts@linowes-law.com> on behalf of Sears, Barbara A. - BAS <BSears@linowes-law.com>
Sent: Tuesday, June 23, 2015 5:14 PM
To: MCP-Chair
Cc: Kronenberg, Robert; Howerton, Leslye; DeOcampo, Marc; stevebling@hotmail.com; alebling@leblingcos.com; Sears, Barbara A. - BAS
Subject: Bethesda Downtown Plan - Testimony of Steven Lebling on behalf of 4504 Walsh Street LLC
Attachments: 201506231703.pdf

Attached please find a letter dated today from me on behalf of 4504 Walsh Street LLC and testimony of Steven Lebling for distribution to the Planning Board and submission into the record for the Bethesda Downtown Plan. Thank you for your attention to this matter.

Barbara Sears

Barbara A. Sears
Linowes and Blocher LLP
7200 Wisconsin Avenue, Suite 800
Bethesda, MD 20814-4842
Direct: 301.961.5157
Main: 301.654.0504
Fax: 301.654.2801
E-Mail: bsears@linowes-law.com
Website: www.linowes-law.com

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LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

June 23, 2015

Barbara A. Sears
301.961.5157
bsears@linowes-law.com

VIA ELECTRONIC MAIL

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

Re: Bethesda Downtown Plan – Testimony of Steven Lebling on behalf of 4504 Walsh Street LLC

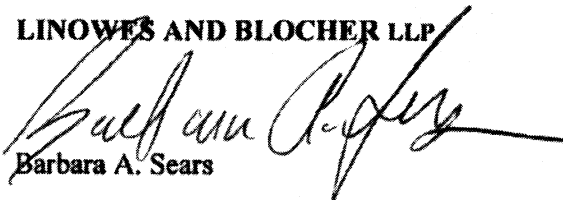
Dear Mr. Anderson and Members of the Planning Board:

Our client, Steve Lebling, intended to speak at the hearing tomorrow night on behalf of 4504 Walsh Street LLC, the owner of 4504 Walsh Street. Unfortunately, Mr. Lebling is unable to attend the evening session and, accordingly, we have notified Park and Planning to remove his name from the speakers' list. However, Mr. Lebling wishes to submit his testimony on the Draft Plan for consideration of the Planning Board and Staff and inclusion in the record.

Thank you for your attention to this matter.

Very truly yours,

LINOWES AND BLOCHER LLP



Barbara A. Sears

Enclosure

cc: Robert Kronenberg (w/enc.)
Leslye Howerton (w/enc.)
Marc DeOcampo (w/enc.)
Steven Lebling (w/enc.)
Andrew Lebling (w/enc.)

**L&B 500402|v1|12687.0001

7200 Wisconsin Avenue | Suite 800 | Bethesda, MD 20814-4842 | 301.654.0504 | 301.654.2801 Fax | www.linowes-law.com

MCP-CTRACK

RECEIVED
0537
JUN 23 2015

From: Melissa Joy <mel.ann.joy@gmail.com>
Sent: Monday, June 22, 2015 7:41 PM
To: MCP-Chair
Subject: Bicycling and the new downtown Bethesda master plan

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

To Whom It May Concern:

I am writing in support of a robust bicycle network being integrated into the forthcoming downtown Bethesda master plan. I write because I am one of the people that many city planners, - and bicycling and environmental activists - like to target. One year ago, I had never ridden my bike from my home in Kensington, MD to my job in downtown DC. I considered the 13 mile trek too far, too dangerous (especially for females), too complicated, and too tiring to try. It took some coaxing, and a Saturday trial run with my husband, to convince me that biking is possible, even through densely populated suburbs with street traffic.

In the year since, I've switched from driving my car and riding the metro to riding my bike as often as possible. I'm attracted to the idea of doing my (small) part to save the environment, as well as the cost savings, and exercise/health benefits.

The reason a former non-believer is now an ardent bicycling supporter is because the county has invested in making some trails bike friendly. I am able to connect from Beach Drive to the Capital Crescent, down through Bethesda into DC. Having pedestrian and bike paths that separate me from traffic, and make me feel safe, have been one of the key factors for me in choosing ride a bike. And I'm sure it's the same factors needed for others who might consider a more health, eco-friendly, cost-efficient form of transport. While I am lucky to be able to take advantage of many of the existing bike routes, there remain numerous congestion points in downtown Bethesda, as well as along Rockville Pike and Connecticut Avenue, that could help push me, and others, to ride our bikes even more.

I am asking you to please consider folks like me when developing the downtown Bethesda master plan. Folks who are open to switching to riding a bike but need some extra protections and investments to provide that extra nudge. Since making this change, I've become a healthier, happier person and have inspired other naysayers to make the switch, just by virtue of seeing it is possible. If city planners can further invest to make roadways safer, more accessible, and considerate of potential bicyclists, I believe it will be far worth the investment.

Sincerely,

Melissa Joy
202-306-9527

**HEARING TESTIMONY OF STEVE LEBLING FOR
4504 WALSH STREET LLC**

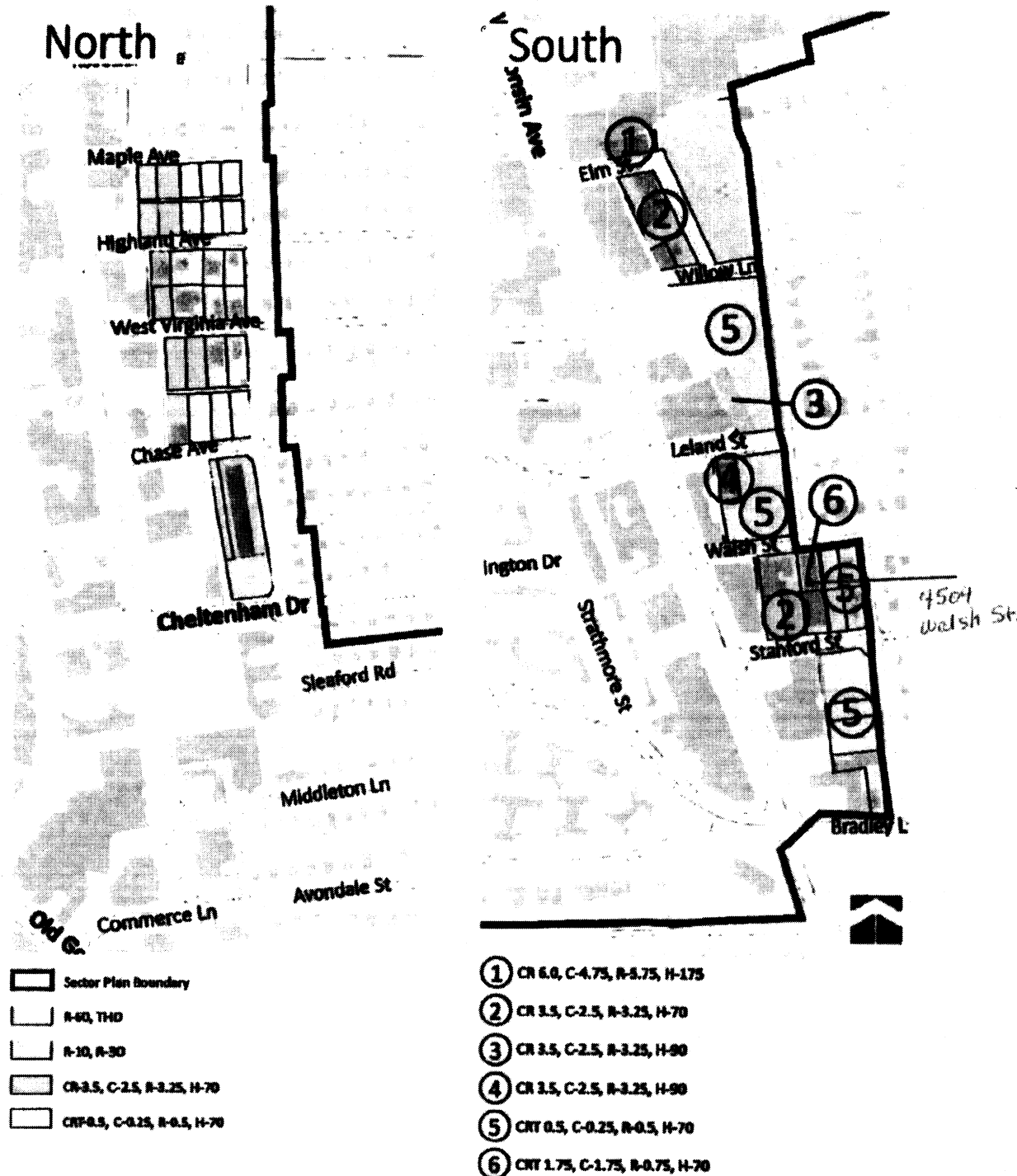
BETHESDA DOWNTOWN PLAN

June 24, 2015

- Good evening. My name is Steve Lebling. I am owner of the Lebling Companies and managing member of 4504 Walsh Street LLC, owner of the property located at 4504 Walsh Street and recorded as Lot 8, Block D, Section 8, Chevy Chase. The Property is approximately 7,500 square feet in size and lies directly across from the intersection of 46th Street with Walsh Street abutting a surface parking lot to the east, a commercial retail building with surface parking to the south, and improved property owned by Montgomery County housing the Writer's Center to the west. Public Parking Garage No. 10 is located to the north across Walsh Street, catty-corner to the Property. Thank you for the opportunity to speak this evening.
- The Property lies in the Southeastern Greenway District and is shown on Figure 3.14 at page 123 of the Plan as part of Circle 6. The Plan currently recommends CRT 1.75, R 0.75, H 70 for the Property.
- The Property is improved with a three-story frame and stucco building containing approximately 11,000 square feet. The lower level of the building currently houses the Opportunities Shop, a charitable thrift shop, and the upper two levels are used for offices.
- Given the size of our lot (7,500 square feet) and the existing structure (11,000 square feet), 1.75 FAR provides very little potential increase in FAR – approximately 2,000 square feet.
- The Plan recommends redevelopment opportunities within Block D. We feel it is important to provide these opportunities both to encourage quality development and to achieve the goals of the Downtown Plan. This could occur through potential assembly of land within the block or as an individual redevelopment of our lot. Both would greatly enhance the area.

- To provide the necessary incentives for these upgrades, we request that the Planning Board consider modifying the zoning recommendation of the Plan for our Property to provide for CRT zoning (which is currently recommended) at a maximum density of 3 FAR with commercial at 3 FAR and residential at 3 FAR and a height of 90 feet (CRT 3.0, C 3.0, R 3.0, H 90). We note that, because Lot 1 across Walsh Street catty-corner to our property is zoned for residential and improved with a single-family home, the compatibility standard in the CRT Zone already limits the height at the front of Lot 8 to the 45° angular plane. Additionally, the area to the east identified as within Circle 5 provides a transition to the residential area to the east. Properties to the west of the Writer's Center are located in the Wisconsin Avenue District (Circle 25 on Figure 3.14). This area extends for a distance along Wisconsin Avenue as shown on Figure 3.14 with a recommended height of 90 feet. Therefore, we believe that the combination of the required layback plane, recommended 70 feet in the area adjacent to the residential communities to the east and the recommended heights of 90 feet in other areas on the Block, results in a compatible height transition if Lot 8 is redeveloped separately or is combined through a potential assembly in the future.
- We appreciate the efforts of the Staff and the Board to plan for the improvement of Bethesda and we hope to be a part of that improvement. Thank you.

Figure 3.14: Eastern Greenway Districts Recommended Zoning



RECEIVED
0539
JUN 24 2015

MCP-CTRACK

From: WordPress <pat.beverly@gmail.com>
Sent: Tuesday, June 23, 2015 6:03 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: pat.beverly@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:

Preservation of green space is essential. PLants take in carbon and give off oxygen; result is cleaner air. Green space contrasts with with hard edged surfaces and big buildings; it\'s good for the soul.

Name: Charles Beverly
City: Chevy Chase
Zip: 20815

MCP-CTRACK

From: WordPress <binadhir@hotmail.com>
Sent: Tuesday, June 23, 2015 6:20 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: binadhir@hotmail.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: bina dhir
City: bethesda
Zip: 20817

MCP-CTRACK

From: WordPress <Wmurphey@live.com>
Sent: Tuesday, June 23, 2015 7:12 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: Wmurphey@live.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:

On June 7, in response to an email which excluded the fact that the plan included a new high rise, I mistakenly supported the high rise development. I hope by sending this letter I am able to undo any damage I may have done.

Name: Wendy Murphey
City: Poolesville
Zip: MD

MCP-TRACK

From: Terri Barnhart <pbarn@rcn.com>
Sent: Tuesday, June 23, 2015 7:28 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'm in favor if keeping and upgrading the green space between the existing buildings.

Sincerely,
Terri Barnhart

MCP-CTRACK

From: WordPress <mindyginsburg@gmail.com>
Sent: Tuesday, June 23, 2015 7:49 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: mindyginsburg@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:

The County should prioritize green space and reduce the focus on high rises. Charm and warmth should be priorities, not just maximizing square footage. I sincerely hope we are not trying to build an extension of Rockville Pike.

Thanks.

Name: mindy ginsburg
City: bethesda
Zip: 20816

MCP-CTRACK

From: WordPress <kate_lawrence23@msn.com>
Sent: Tuesday, June 23, 2015 8:07 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: kate_lawrence23@msn.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: Katherine Lawrence
City: Bethesda
Zip: 20814

MCP-CTRACK

From: G Wheatcroft <gwheatcroft@gmail.com>
Sent: Tuesday, June 23, 2015 8:54 PM
To: MCP-Chair
Subject: Bethesda Downtown Plan Hearing- Battery Lane Park

Dear Montgomery County Planning Board,

I am a resident of Bethesda and am writing to you about the new plans to create a street through Battery Lane Park. This park is one of my children's favorites, lovingly referred to as the "yellow park" because of the playground equipment. Our family uses this park on a daily basis and it is a regular meet-up spot for the neighborhood kids. Whenever we walk to downtown Bethesda, our family uses the pathway through Battery Lane Park. As soon as the kids' feet hit the black tarmac of the path, they run free for it is one of the few places that the kids can go without me needing to hold their hands to keep them safe from passing cars. It is also a wonderful quiet area where the kids are interacting with the senior citizens from the surrounding nursing home and apartment buildings. Both kids and seniors happily share the space—it is a refuge from the dangers of the street for both age groups. It would be a shame if this little oasis were sacrificed to build a street that will in any case do little to alleviate the traffic congestion of downtown Bethesda. From our daily experience walking down Battery Lane and Woodmont Avenue, we have noticed that car drivers, especially during rush hour and heavy traffic periods, very rarely respect pedestrian crosswalks and speed limits. This proposed street will only provide another means for drivers to attempt to "cut through" the neighborhood quickly to bypass Wisconsin Avenue and Old Georgetown Rd traffic on their way to the Beltway/270. It will only lead to more congestion in this residential neighborhood, which is not built to accommodate this increase in traffic density. I know the current plans do not reduce the actual percentage of green space the park currently contains, but by routing car traffic through the park you may as well take away the green space, for you will destroy the little bit of protection and sanctuary the park currently provides. It is one of the few remaining urban parks that truly is a green retreat for the community.

Thank you,

Gloria Wheatcroft

118 N Brook Lane

Bethesda MD 20814

MCP-CTRACK

From: WordPress <interiors.inc@verizon.net>
Sent: Tuesday, June 23, 2015 9:22 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

Sent from: interiors.inc@verizon.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:
Resending- edited version.

Hello,

I am in favor of a complete park re-design. Previously, when I had misunderstood an email I had received, I had signed a petition in favor of the park development but I had somehow missed that that petition included support for a super high-rise development. I am opposed to any green space being used for building construction, especially land that has previously been labeled Green Space on a Master Plan. Furthermore, I would like to see the county purchase existing deteriorating properties and convert the land into Green Space, less we end up being another cement jungle where few wish to live or visit.

Name: Karen Snyder
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <Mashe06@gmail.com>
Sent: Tuesday, June 23, 2015 9:38 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: Mashe06@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 am writing to to indicate that I was under the wrong impression when I sent my June 15 letter subject: \"Please Support Brookfield's Plan for Bethesda Metro Center,\" and didn't understand the Brookfield plan for Bethesda Central Park included a high-rise development on the public plaza. I am against a high-density development on the current public space and support the vision for converting the full plaza into a community park. I apologize for my misunderstanding and would urge Brookfield to make their intentions more clear.

Name: Mary Yamada
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <bargerocr@starpower.net>
Sent: Tuesday, June 23, 2015 9:38 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: bargerocr@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:

The public space should not be developed with the Brookfield Properties tower as now envisioned. The tower does not fit into the surrounding community, and denigrates overall plans for Bethesda development. It is of unacceptable height. The plaza itself could be better utilized as a public space. However, until appropriate plans to preserve the open space at Bethesda Metro Center can be developed, the tower should not be approved.

Name: Carolyn Bargeron
City: Bethesda
Zip: 20814

MCP-CTRACK

From: WordPress <scott.yamada@gmail.com>
Sent: Tuesday, June 23, 2015 10:13 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: scott.yamada@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:

This space is certainly an opportunity to improve Bethesda, but a high rise is not the answer.

Name: Scott Yamada
City: Bethesda
Zip: 20814

MCP-CTRACK

From: Gloria Malkin <malkingloria@gmail.com>
Sent: Wednesday, June 24, 2015 8:11 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: Fwd: Bethesda Development Plan

4800 Chevy Chase Drive
Chevy Chase, MD 20815
June 24, 2015

Chair Casey Anderson
Commissioner Norman Dreyfuss
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,

Gloria Malkin

MCP-TRACK

From: Erin O'Malley <eeomalley@hotmail.com>
Sent: Wednesday, June 24, 2015 9:09 AM
To: MCP-Chair
Subject: Comments
Attachments: BPletter.pdf; ATT00001.htm

Good morning,

On behalf of the Madison Park Condominium Association, please see our community's response to the proposal to put a road through Battery Lane Urban Park.

Thank you

Madison Park

To: Bethesda Planning Board
From: Madison Park Condominium Association
Date: June 24, 2015

On behalf of the Madison Park Condominium Association Board of Directors and our residents, we thank the Bethesda Planning Board (the Planning Board) for the opportunity to comment on the proposal to create a road through the current Battery Lane Urban Park (the park).

Our community is deeply concerned about this proposal given the proximity to our residence and the surrounding neighborhood. In addition to proximity, we are against putting a road through the park for the following reasons:

- *Traffic* – Our community is concerned about increased vehicle traffic in our largely residential community. Connecting Battery Lane with Norfolk Avenue will create more commercial traffic. Battery Lane is already a narrow road with a fair amount of traffic, including frequent use from emergency vehicles leaving the Bethesda-Chevy Chase Rescue Squad at high speeds.
- *Primary use of the space* – While the Planning Board has made an effort to stress that park space will remain in some capacity, our community is concerned that the primary users of the park (e.g., children, families, athletes, dog walkers, etc.) will be subject to conducting park-related activities next to a street.
- *Property values* – The park is one of the last open green spaces for public use in downtown Bethesda. Our community is concerned about how the addition of a road through the park will impact property values in the neighborhood.
- *Duration of the project* – Should the Planning Board approve plans to put a road through the park and secure sufficient funding to execute the project, our community is concerned about the duration of the project and related temporary closures of the park, Battery Lane and other substantial inconveniences associated with construction.

We strongly urge the Planning Board to consider these points as you move forward with the current proposal that would dramatically change the landscape of our neighborhood. We welcome a response from the Planning Board about these specific concerns.

Thank you for your consideration.

Sincerely,



Suzie Blattner
President, Madison Park Condominium Association

