



Dr. Gerald M. Robin

RECEIVED  
0653  
MAY 31 2016

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

6820 WISCONSIN AVENUE, SUITE 6014  
BETHESDA, MD 20815  
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EMAIL: DPMDR.GR@GMAIL.COM

May 25, 2016

Dear Montgomery Co Planning Commission, Re: Construction Effects  
on Bethesda

Bethesda appears to be exploding and imploding all at once! My concerns as a walking active senior, age 82, is that, I desperately don't want to visualize another ugly overbuilt masses of juxta cement structures, as in "Crystal City"

Sandra and I moved from Potomac almost nine years ago in an attempt to downsize and keep active; not to feel captured in a blackboard jungle. What has transpired, as a consequence of a sequence of tear down and buildups, to new and challenging heights - results in a dodgem form, the current residents. A malstrom, created by the new and varied radix, causing awkward and extended pedestrian and driver - trials and tribulations.

Sink holes, along walkways and streets; new plumbing and electrical demands; cause roads and streets to be torn up for days and weeks (constant delays) multiple calls for repairs for ruts and deep holes from the construction are ignored or neglected!

Those new structures, in various stages, create havoc, instability and safety concerns for many, many months. As the construction messes around me continues - destruction will soon begin on the juffa garden apartments next door, then, work on the purple line.

\* yet, in all these building stages, lasting for months, at best - there is no active pursuant manner of communication handling constant concerns, hazards, property destruction or injury affecting our affected community. We need a trouble len and an active, prompt and responsive people, who not only act on these matters, but follow up!

In closure, please reflect carefully on the deleterious affects of new buildings on our community, their construction time, and the allotted time allowed for other allocated ones. Thus, you can minimize the inconveniences, travel times, dangers and communications with Bethesda residents. Thank you

Sincerely,

Gerald M Robin

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

May 26, 2016

RECEIVED

MAY 31 2016

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

CC: Councilmembers Berliner, Riemer, Leventhal and Floreen

Dear Chair Anderson,

I am the resident-homeowner who lives closest to the proposed development at the corner of East Wisconsin Avenue and Middleton Lane. As such, I, and my family take a particularly keen interest in the planning process for the 'top' of our street. I have added my agreement to the thoughtful letter written to you by my neighbor, Dan Cohen, yet I still feel it could be useful for me to add a few remarks of my own. Most importantly, I believe that 145 ft at the 'top' of our street is much too high. I believe the Whitney is 90ft., and I believe nothing at our corner should be higher than that. Even that is very, very high, but acceptable in my view.

Additionally, I find it illogical and objectionable that the specific height limits for development on the north side of Avondale – right up against our back yards on the south side of Middleton Lane – have been approved at 100 ft, when the south side of Avondale – the side which is *not* bordering on residences of any kind – has been limited to 70 ft. It seems clear to me, and to everyone I have spoken with on Middleton Lane and beyond, that at the very least, the height limits for the north and south sides of Avondale should be reversed. Preferably, the height limits on the north side of Avondale would be considerably lower than 70 ft, again, because those structures will be *directly* overlooking and/or overshadowing the backyards of those of us who reside on the south side of Middleton Lane.

In addition to being a resident of East Bethesda, I am a psychotherapist who has been specifically studying the impact of places and place-quality on psychological well-being, and on the social fabric of communities for over a decade. As such, I recently became an official member of the Placemaking Leadership Council of the Project for Public Spaces (pps.org), which is an international organization, founded in order to function as the "central hub of the global placemaking movement, connecting people to ideas, expertise and partners who share a passion for creating vital places."

I recently discovered that one of my daughter's classmates from B-CC High School who is currently studying at Harvard University came across pps.org and cited a number of articles from our website when completing a paper for a class on 'placemaking.' This was wonderful to hear, and it did not surprise me. There is a great deal of knowledge and expertise now available about best practices for creating and sustaining healthy communities during the process of development and decision-making. I would also not be at all surprised if many of the staff who

were involved in drafting the Bethesda development plan in question are familiar with pps.org, and/or the cutting-edge, state-of-the-art approaches that are known to be best when engaging in all aspects of the planning process.

This would explain to me why the staff plan makes sense, and seems to be rooted in the conviction that the constituents, their lives, their needs and their viewpoints are *crucial* to a healthy and successful planning process. In a letter I received from Councilmember Berliner in response to a letter I wrote to him asking for more careful consideration as the planning process unfolds, he wrote that he is "someone who believes that master planning must be sensitive to the needs of established, residential neighborhoods."

In response to Councilmember Berliner's letter, I wish to emphasize that, in my view, the Planning Board and the County Council must stretch their thinking far beyond the traditional approach of 'sensitivity to the needs of established residential neighborhoods,' and understand that those established neighborhoods are the *backbone – and heart and soul* – of what makes Montgomery County the special place that it is. 'Sensitivity to our needs' is ambiguous enough that it can mean everything from placating and pacifying residents so that they remain calm and non-reactive, to working hard to appear to ask for their input and act like that matters, all the while, making decisions that are completely divorced from that input, and from any sensible assessment of the actual reality on-the-ground, and from the ways in which the development will negatively impact not only established residential neighborhoods, but also the very reputation of Bethesda as a shining international example of good planning, in every sense of the concept.

It is truly beyond my ability to comprehend why and how the staff could make such clear, well-thought-out recommendations that would then be nearly completely disregarded by decision-makers, especially with regard to building heights right next to single-family homes. That decision-makers would flatly refuse to even *visit* the areas about which they are making such consequential decisions is unconscionable, in my view. Much lip-service is given to the notion that this process is to be 'transparent.' At the same time, under such circumstances, when the decisions of the board regarding building heights defy comprehension, and are made with no rational explanation, one begins to wonder.

I wish to point out that by making decisions that seem to have little connection with realities on the ground, and with seemingly complete disregard for staff recommendations (staff who work hard, and get paid by the county – which is taxpayer dollars, I presume), the citizens of East Bethesda are left mystified, at best, and at worst, disempowered, cynical and bitter about having been deceived and manipulated by invisible power-players who seem to have no real regard at all for the lives of the people who live in the neighborhoods over which they have complete power and control. The disappointment that a truly professional approach, using tried and tested best practices for engaging communities in the development

process is being derailed is only something about which any professional should be frustrated and ashamed.

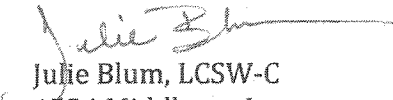
Middleton Lane is a fantastic street. The best street I have ever lived on. I know every single one of my neighbors. We take pride in the flowers and vegetables in our gardens, and in our level of community engagement. We love where we live. Bethesda is a great place – known far and wide to be so. At the same time, we are keenly aware that we cannot assume Bethesda, and our street will stay that way. It is up to you and the County Council not to squander what is best about this place, and to turn this ship around before it is too late.

At a minimum, I urge you to walk through all of the impacted areas, meet with citizen residents, and see, with your own two eyes, just what the impacts will be of what you are deciding. I also urge you to do everything in your power to encourage your colleagues and everyone involved in making decisions about the East Bethesda planning process (especially regarding building heights and green spaces) to do the same.

Additionally, I urge you to listen more carefully to the rationale given by the staff for the recommendations they have made, and if the Planning Board chooses to make a decision that differs from those recommendations, I urge you to provide a clearly written public explanation as to the rationale for deciding against the staff recommendations.

As you may surmise from what I have written, I am passionate about places and development, and as a resident of Middleton lane, I am committed to making my voice heard.

I thank you for your thoughtful attention.

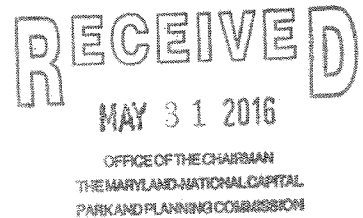
  
Julie Blum, LCSW-C  
4534 Middleton Lane  
Bethesda 20814  
301-526-1424

Julie Blum, LICSW, LCSW-C

1900 L Street, NW  
Suite 506  
Washington, DC 20036

May 27, 2016

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



Re: Old Georgetown Office Park Condominium, 7960 Old Georgetown Road,  
Bethesda, MD 20814

Dear Chairman Anderson, Vice Chairwoman Wells-Harley, and Commissioners  
Dreyfuss, Fani-Gonzalez, and Presley:

I am President of the Battery Park Citizens' Association, an organization of 200 property owners in Bethesda, and I write to respectfully request that the Montgomery County Planning Board (the "Planning Board") reconsider and reverse its April 28th, 2016 approval of a zoning request from the owner (the "Applicant") of one of the units in the Old Georgetown Office Park condominiums at 7960 Old Georgetown Road in Bethesda (the "Property").

The request approved by the Planning Board more than doubles the population density (from C-.5 to C-1.25) and increases by nearly 50 percent the permitted height (from 35 feet to 50 feet) of a 36-unit commercial office park situated on a half-acre lot directly adjacent to a community of single-family homes. As reflected in the attached Planning Board Staff's map, this would be the only building on the west side of Bethesda authorized to build to that height, and one of less than a handful of buildings in Bethesda that are over 35 feet and directly adjacent to (as opposed to confronting, i.e., across the street from) single-family homes.

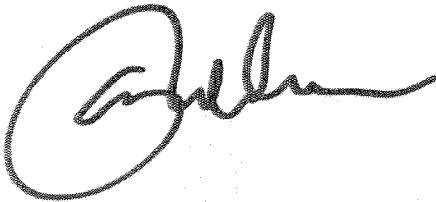
What is particularly troubling is that the Planning Board, consistent with its Staff's recommendation, rejected the Applicant's request months ago, and then without any notice – to me, nor any member of the Battery Park Citizens' Association Board, nor any of the owners of properties directly adjacent to the Property—suddenly changed its mind on April 28th, 2016, without any discussion or explanation for why granting the request is consistent with the Master Plan. Indeed, unless one of our residents had not attended that planning meeting, we would still be unaware.

I therefore request that the Planning Board reconsider its April 28, 2016 decision approving the Applicant's request and allow the Battery Park Citizens' Association and any other interested parties to present additional evidence, in person or through counsel, of the adverse impact the Applicant's request will have on the adjacent single-family properties and the Battery Park community.

Absent reconsideration and reversal, the new approved population density and height will be just the beginning of the creep of higher, greater density development along Old Georgetown Road. Counsel for the Applicant made that abundantly clear in his testimony urging the Planning Board to consider increasing height limitations on all buildings along the west side of Old Georgetown Road, which would be in direct contravention of the Master Plan.

As the Planning Board Staff recognized, the approval of the zoning request will have a significant negative impact on the adjacent community of single family homes. In addition, it is inconsistent with the Master Plan's goals and criteria for Bethesda and Old Georgetown Road and the Planning Board Staff's recommendation. It is also inconsistent with the Planning Board's own prior decision, and general zoning law and public policies. Accordingly, the Planning Board should reconsider and reverse its approval.

Thanks in advance for your prompt response,  
Sincerely,



Andy Hasselwander  
President, Battery Park Citizens' Association

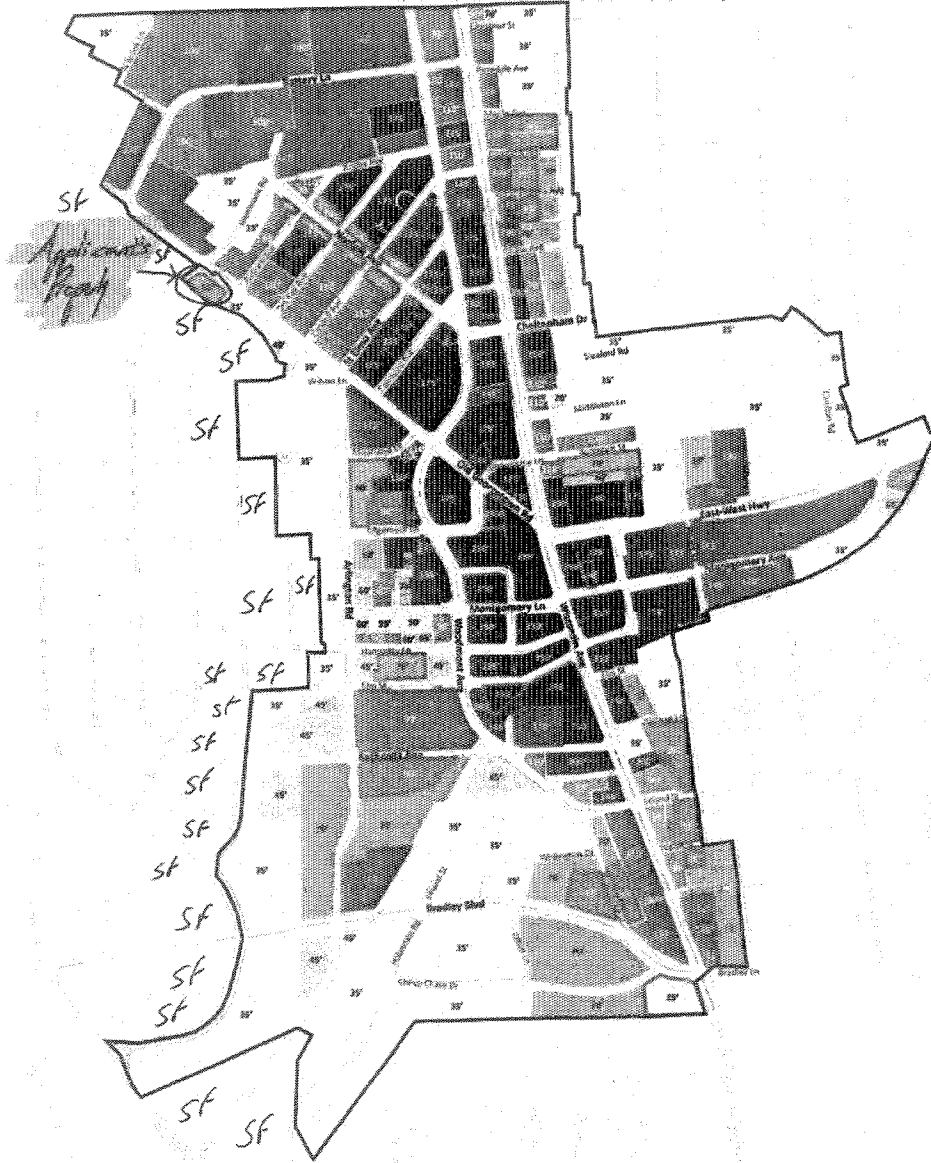
Cc: Roger Berliner

MY EMAIL:  
AHASSELWANDER@GMAIL.COM

301 908 7162

Attachment: Bethesda Map

Planning Board Revisions  
Worksessions #2 9/17, #3 10/5, #4 10/29, #5 12/15, #6 1/7, #7 2/4, #10 4/7, #11 4/28





MCP-CTRACK

RECEIVED

MAY 31 2016

**From:** Joseph Conradi <joseph.n.conradi@gmail.com>  
**Sent:** Saturday, May 28, 2016 9:18 PM  
**To:** MCP-Chair  
**Subject:** Development Plan effect on East Bethesda Community

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

Dear Chairman Casey Anderson,

I'm writing to request a scale back on the allowable building height and scope for new downtown Bethesda plans.

Of particular concern, are the intended plans for the Tilbury St. edge of the East Bethesda Neighborhood. The roads in this neighborhood, although recently re-paved, are very narrow and usually only have enough room for one car to get by without the others stopping and pulling over. When cars are parked on both sides of many streets, it is difficult to get through altogether, especially for maintenance vehicles.

This past winter after the snowstorm cleanup, the roads were alarmingly difficult to get through. The additional through traffic and parking, whether legal or illegal, added by large scale housing will bear a tremendous burden on the residents of East Bethesda community.

Additionally, we should not blindly allow such increased density without studying the population impacts on our schools, through traffic patterns, metro usage.

Developers may benefit from selling more units within by expanding the height of the buildings in this area, but the effects on our development and community will be drastic. The affects of the new housing in the Woodmont triangle, and other downtown Bethesda areas have already caused pains in traffic patterns, parking availability, and metro crowding. The difficulties from the current unfinished housing projects in downtown Bethesda (5 or more), have not been felt yet.

The preservation and of green spaces along the edge of this single family neighborhood, are cherished by the community as well. We hope that our first child, due today actually, will have these spaces.

I hope that you strongly consider scaling back the current plans, studying the impacts further before agreeing to the plans, and please do not increase height restrictions currently in place under any circumstances.

Thank you for your time.

Joe Conradi  
Homeowner on Chestnut St.

## MCP-CTRACK

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**From:** Ellen Witt <ellendwitt@gmail.com>  
**Sent:** Tuesday, May 31, 2016 10:54 AM  
**To:** MCP-Chair  
**Subject:** Letter opposing Battery Lane Development  
**Attachments:** Planning board 2.docx

Please see attached letter.

To Whom It May Concern:

I am writing because I have been a resident of the Whitehall Condominiums on Battery Lane since 1989, am a native Washingtonian who attended Bethesda-Chevy Chase H.S., and have watched the suburb of Bethesda degenerate from a quiet suburban neighborhood into an overly dense, ugly, urban center. I have also seen the Board approve the extremely unattractive density and height changes in Friendship Heights which in my opinion is a total disaster and failure from an environmental and economic point of view.

I am strongly opposed to the excess in height and density given to all seven Aldon buildings and to two additional properties on Battery Lane during the Planning Board worksessions for the Bethesda Plan: 4857, 4858, 4887/4861, 4890, 4900, 4918-4938, 4949, 4998, and 5015 Battery Lane. 120 feet is too tall for buildings from the east end of Battery Lane at Wisconsin Ave to its west end at Old Georgetown Road. I also understand that the zoning of all those properties is going from R10 to CR, which will allow retail if and when redeveloped (Residential to Commercial/Residential).

In recent sessions, the Board has provisionally approved a 50% increase in building capacity for downtown Bethesda -- from 23 to 35 million square feet. This is more than necessary to promote smart growth in the area and will exacerbate school overcrowding and traffic congestion. Much of the new development will be at the edges of Bethesda, away from the Metro station, where it will undermine the quality of life in long-standing, stable neighborhoods like the Battery Lane District.

Bethesda Plan says it doesn't want to radically change Bethesda. Allowing all six of Aldon's currently five story buildings on Battery to be developed to 120' is a radical change. Furthermore, the small slice of park on the north side of Battery Lane between 4925 and 4949 is not worth the extra height looming over it. In particular, since I live at in the townhouses at Whitehall Condominium, the 120' height at 4949 will block sun and view from 4977 and possibly from townhomes too. Finally, while 120' heights at the east end of Battery blends with increased heights on Wisconsin Ave, continuing that canyon effect farther west to 4949 and 4998 does nothing for the community or properties.

Quite frankly, if I wanted to live in such a dense canyon area I'd move to New York City. I have enjoyed the quiet suburban atmosphere of Battery Lane for over 25 years and I do not want to see it change.

I understand that the Aldon Co has agreed to exchange wetlands for these height increases. As an individual resident, I do not have the money or the clout to offer anything to the county to reverse these decisions and leave Battery Lane as the suburban residential area it was originally created to be. The only thing I can do is work hard to vote out any Council Members or Planning Board Members who continue in this direction.

I request that you please review and reduce the heights and densities that were given to these properties before completing your work on the Bethesda Plan.

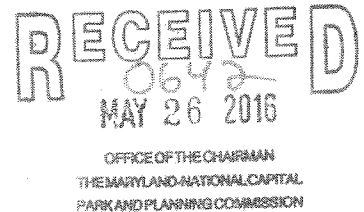
Sincerely,

Ellen Witt  
5009 Battery Lane  
Bethesda, MD

## MCP-CTRACK

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**From:** Melissa Middleton-Conradi <melissa.middleton.conradi@gmail.com>  
**Sent:** Thursday, May 26, 2016 8:26 AM  
**To:** MCP-Chair  
**Cc:** contact@ebca.org  
**Subject:** Downtown Bethesda Plans



Dear Casey,

I'm writing to urge you not to increase height restrictions on buildings in downtown Bethesda, and to scale back the new plan for downtown Bethesda.

First, the existing height restrictions presumably were put into place for a reason. While developers may benefit from selling more units within the same building by expanding the height of such building, few, if any, other people benefit from such arrangement. The surrounding single family home community suffers around such a densely populated area, the residents within the new using building have harder times with parking, using elevators, and using shared amenities, and the public infrastructure surrounding the building is strained. Even if all the planned buildings were put into existence using current height restrictions, the area would still become more congested, strained, and less desirable for families. We don't need to further exacerbate the current problem by expanding existing height restrictions.

I am also very concerned about the intended plans for the Tilbury St. edge of the East Bethesda Neighborhood. We need great step-downs, setbacks, and preservation and addition of green spaces along this edge of the single family neighborhood. The streets in East Bethesda are already so narrow that two cars cannot pass at the same time because the streets are also used for permitted residential parking. We should not blindly allow such increased density without studying the population impacts on our schools, traffic, metro usage, and other public use issues like having access to daycare for young children.

I'm about to have my first child any day now, and I can tell you that it is very difficult to find daycare options in Bethesda. Due to space limitations and high rent prices, it seems there are few options within the downtown area, unlike our neighboring communities like Rockville and Potomac which have more space for such day care centers and usually provide cheaper prices as a result. If we greatly increase the population density in downtown Bethesda, it will force families to move further away from Bethesda due to traffic, schools, and reduced pre-K/infant child care options.

I hope you will consider strongly, scaling back the current plans, studying the impacts further before agreeing to the plans, and please do not increase height restrictions currently in place under any circumstances.

Thank you for your time.

Melissa Middleton-Conradi  
Homeowner on Chestnut St. in East Bethesda

## MCP-TRACK

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**From:** Erika Wasserman <wasserman7@comcast.net>  
**Sent:** Thursday, May 26, 2016 9:11 AM  
**To:** MCP-Chair  
**Subject:** concerns about proposed Downtown Bethesda Sector Plan

Dear Mr. Anderson:

I am a resident of East Bethesda, and I live on Chestnut Street. I am extremely concerned about the proposed Downtown Bethesda Sector Plan and the impact on the community. While I understand the need for development as we move toward the future, it is critical that important factors be considered in this planning stage.

The proposed increased height restrictions in Bethesda are shocking. While these height increases may benefit developers, they will not benefit the existing community – the people who will hopefully be able to live here long after the developers leave. The single family home community is the backbone of this neighborhood, and they will suffer the most from these very tall buildings. The residents living closest to these buildings will lose sunlight and overall space, resulting in many of them to ultimately feeling forced to leave their homes. It will also be much more difficult for residents and commuters to get around Bethesda, as there will be strained parking, increased traffic (as our roads are quite narrow through downtown Bethesda and especially in East Bethesda border neighborhoods), and generally congested, strained, and less desirable living conditions for the families who have been the backbone of this community for years.

And, it is not just the commercial buildings that will cause problems but also the number of residential buildings proposed, that primarily will be made up of studio and one-bedroom apartments. This will make Bethesda a town full of transient residents, as the residents living in the apartments may want to marry and have families one day – and thus will have to move out of those studio and one-bedroom apartments and go to other parts of Montgomery County – parts with more desirable infrastructure, parks, and schools (as our local schools are headed for maximum capacity in the next few years and may ultimately be overcrowded as a result of the proposed sector plan). The heart of Bethesda (and any town) is in the residents' dedication to and care of that town. But, a town with a high proportion of temporary residents is a town full of people without lasting dedication and care of that town.

I am also very concerned about the intended plans for the Tilbury St. edge of the East Bethesda Neighborhood. We need greater step-downs and setbacks for buildings along these transition areas, and it is important to preserve and add to green spaces along this edge of the single family neighborhood. As I noted, the streets in East Bethesda are already so narrow that two cars cannot pass at the same time because the streets are also used for permitted residential parking. We cannot blindly allow such increased density without truly considering the impact on the existing residents and the larger scale impact on our schools, traffic, metro usage, and other public use issues.

I have loved Bethesda since my college boyfriend, who attended University of Maryland, took me to dinner here 25 years ago. When I moved to Montgomery County 15 years ago, downtown Bethesda was my dream community, as I was attracted to the charm and small town feel of Bethesda, despite it actually being a city that maintains the benefits of urban-suburban living. I moved to East Bethesda four years ago and feel fortunate to have become a member of this community. I am dedicated to this city, and I am imploring of you

to please not allow these excessive heights and densities, especially on East Bethesda's borders. And, please, to require greater step-downs and setbacks for buildings in our transition areas and include a substantial greenway buffer along our edges. You can help us create a Bethesda that is a progressive city but that also maintains the charm and scale that has kept people flocking to this area for years.

I hope you will consider strongly, scaling back the current plans, studying the impacts of proposed plans, and not increasing height restrictions currently in place under any circumstances.

Thank you very much for your time.

Erika Wasserman  
Homeowner on Chestnut St. in East Bethesda

## **MCP-CTRACK**

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**From:** Barbara Levitt <bslevitt@gmail.com>  
**Sent:** Thursday, May 26, 2016 1:45 PM  
**To:** MCP-Chair  
**Cc:** Town of Chevy Chase; townneighbors@yahoo.com  
**Subject:** Registering disapproval in strongest possible terms of the MC Planning Board

Dear Chairman Anderson,

As I write, gas company workers outside my window are augmenting the gas pipelines in my Section 4 neighborhood, making noise that is truly deafening and heartstopping. The workmen have been on the streets where I live for approximately two weeks now. A houseguest, who arrived two days ago, has now left, saying that he simply couldn't tolerate the headache-making pounding outside. It begins in early morning and continues all day. It is intolerable, and to what end? What you are doing to our neighborhood in the name of improvement and in the name of progress is abhorrent to my neighbors and me. We oppose in strongest possible terms your designs for our town.

I for one do not want to heavy up the infrastructure to facilitate more development, more density, more overcrowded schools, more heavy equipment, more decibels, and more traffic on neighborhood streets. I would wager that my neighbors agree. We abhor what the Planning Board is doing to our neighborhood.

I challenge you to survey Chevy Chase residents to find out just how unpopular you and your plans are here.

Respectfully,

Barbara Levitt  
Meadow Lane  
Chevy Chase, 20815



MCP-CTRACK

RECEIVED  
0639  
MAY 25 2016

**From:** D Cohen <dcohen64@yahoo.com>  
**Sent:** Tuesday, May 24, 2016 9:46 PM  
**To:** MCP-Chair; Anderson, Casey  
**Cc:** Dreyfuss, Norman; Fani-Gonzalez, Natali; amy.presly@mncppc-mc.org; Wells-Harley, Marye; Howerton, Leslye; Kronenberg, Robert; Wright, Gwen; councilmember.berliner@mountycountymd.gov; councilmember.floreen@montgomerycountymd.gov  
**Subject:** Views of the Owners and Residents of Middleton Lane Concerning the draft Bethesda Downtown Plan  
**Attachments:** Letter to the Planning Board After Working Session 12.Final.5-24-16.pdf

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

Chair Anderson, attached please find a letter providing the views and comments of the homeowners and residents of Middleton Lane in Bethesda concerning the Montgomery County Planning Board's (Board's) consideration of the draft Bethesda Downtown Plan. Please do not hesitate to contact me at this e-mail address should you or any member of the Board have any questions or require additional information.

Thank you,

Daniel Cohen

Daniel Cohen  
On Behalf of the  
Home Owners and Residents of Middleton Lane  
4502 Middleton Lane  
Bethesda, MD 20814

May 24, 2016

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

Dear Chair Anderson:

On behalf of the owners and residents of 22 single family homes on Middleton Lane in East Bethesda, I write to express our displeasure with the process and apparent outcome of the drafting of a new Bethesda Downtown Master Plan (Plan). We believe it is critically important that, before sending the Plan to the County Council, the Board reconsider building heights along the east side of Wisconsin Avenue.

Middleton Lane is the only residential street of single family homes the entirety of which is within the Bethesda Central Business District. As such, the home owners and residents of Middleton Lane were very involved in developing the staff draft of a new Plan. The staff draft Plan was the result of a thoughtful process, with stated goals and methods to achieve those goals. While we had certain issues with the staff draft Plan, as outlined in our statement before the Planning Board on June 24, 2015, we were pleased that the staff draft Plan attempted to strike a balance between new development in Downtown Bethesda and maintaining the single-family homes and neighborhood character of Middleton Lane and our surrounding area.

A number of us have attended several of the Montgomery County Planning Board's (Board's) Working Sessions, and we have been dismayed that the careful planning process undertaken by staff appeared to be overtaken by a parade of individual requests to the Planning Board, each seeking differential treatment, property-by-property, on an *ad hoc* basis. Each requester sought a little more height here, a little more density there, or both. And, each request was addressed individually, paying only passing attention to the overall concepts embodied in the staff draft. Moreover, the Board's discussion of each such request demonstrated a lack of knowledge of the properties at issue. With all due respect to the Board, that process is not planning. At best it's haphazard and at worst it looks like deal cutting, with little or no reflection on how individual deals affect the overall plan or specific properties.

The Board recognized this outcome and, at Working Session 12, sought to address the problem. At that session, the Board reconsidered the original staff draft with respect to heights and densities, with an additional alternative to encourage the accumulation of density where it might be put to best use. This was a positive step. However, the Board, essentially, undid that improvement by rejecting additional staff recommendations on heights in various Plan areas and step downs to single-family neighborhoods bordering the Bethesda Central Business District, and doing so on a property-by-property basis. Once again, the Board made decisions, not based on the expertise of its staff, but rather on, apparently, pre-determined views and biases and without knowledge of the particular properties at issue.

Beyond being a hodgepodge, the heights of the buildings adopted by the Board at Working Session 12 would be virtually impossible to develop in any rational way given the size of the lots at issue and the required step-downs to the bordering single-family homes. That is, no reasonable step-down of a building could occur from a 250 foot building on the east side of Wisconsin Avenue to 35 foot single-family homes one block away. The same is true on the north side of Avondale Street, for which the current draft Plan allows a 100 foot building. Given the depth of the Avondale Street lots it is simply not possible to build a 100 foot building, nor is it possible to step down a 100 foot building to the 35 foot single family homes that would have such building, literally, in their backyards. We believe the heights adopted by the Board are unacceptable for the east side of Wisconsin Avenue, especially from the Acura Dealership to Chase Avenue, and for the north side of Avondale Street. Instead, we believe that building heights on the east side of Wisconsin can vary, but should not be any higher than 145 feet from Avondale Street to Chestnut Street. And, we believe the height on the north side of Avondale Street should not exceed the 70 foot limit of the south side of Avondale Street.

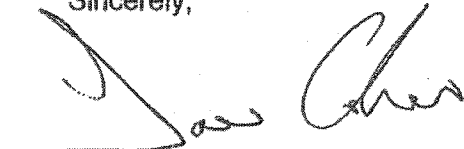
Staff recognized the appropriateness of these heights in the recommendation they presented to the Board at Working Session 12. Staff came to this conclusion by coming to the area and walking the properties. We understand two of the Board members did the same, at the invitation of the East Bethesda Citizen's Association (EBCA). Those two members voted for the staff recommendation at Working Session 12. We would encourage the other members of the Board to come to the neighborhood to see the properties they are deciding upon; we believe they will reach the same conclusion.

The staff draft Plan stated that the aim of the Plan was not to radically transform the community but to achieve a truly sustainable downtown through incremental measures addressing its economic, social and environmental future. The idea was to have: a downtown that is a model for sustainability, accessibility, equity and innovation; more affordable choices of housing in close proximity to jobs, shopping and recreation; the ability to safely walk and bike to stores and offices; and to provide new parks and open spaces. How is it that taller buildings and greater density will create more affordable housing? How inviting will green spaces be if those spaces are towered over by tall buildings? How is it that pedestrians and bikers will navigate between areas when there are "building walls" in their way? How enticing will the area be to its residents if the human scale is overwhelmed?

To be clear, the homeowners and residents of Middleton Lane understand there will be new development in the downtown Bethesda district. We recognize that downtown Bethesda is the economic heart of Montgomery County and that it is a growing, vital area. That's why we live here. What we take issue with is the process we have witnessed at various Working Sessions that will result in an unplanned Bethesda. And, the result of that type of process will have a negative effect on the economic growth of Bethesda.

We urge the Planning Board, in its decision-making, to study the staff draft Plan. The Board should make rational decisions based on the facts of the properties at issue and the hard work, careful choices and expertise of your staff. Where staff has made a recommendation that is consistent with the goals of the draft Plan, that recommendation should be accepted by the Board unless there is clear evidence that the recommendation is incorrect. To make that determination we urge the members the Board to work with EBCA and us to visit the neighborhood and to subsequently reconsider the heights at issue before the Plan goes to the County Council. The outcome of such a process would be a coherent and thoughtful Plan for the future of Bethesda.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Cohen". The signature is fluid and cursive, with a large initial "D" and "C".

Daniel Cohen

cc: Commissioner Norman Dreyfuss, via e-mail  
Commissioner Natafi Fani-Gonzalez, via e-mail  
Commissioner Amy Presly, via e-mail  
Commissioner Mary Wells-Harley, via e-mail  
Council President Nancy Floreen, via e-mail  
Council Vice President Roger Berliner, via e-mail  
Gwen Wright, Planning Director, via e-mail  
Robert Kronenberg, Division Chief, Area One, via e-mail  
Leslye Howerton, Planning Coordinator, Area One, via e-mail

MCP-Chair

RECEIVED

MAY 24 2016

**From:** Amanda Maiorana-Farber <amandafarber@hotmail.com>  
**Sent:** Tuesday, May 24, 2016 10:51 AM  
**To:** Farquhar, Brooke; MCP-Chair; Wright, Gwen; Howerton, Leslye  
**Subject:** Bethesda Urban Park Expansion Possibility - Chase / West Virginia Ave  
**Attachments:** IMG\_4715.JPG

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

0634

To: The Montgomery County Planning Department Staff and Board -

The new Bethesda Sector Plan highlights the fact that Downtown Bethesda already desperately needs more green space and Urban Parks - especially along the edge neighborhoods - to serve as buffers, provide tree canopy and shade, provide environmentally friendly pervious surface areas, add locations for recreational activities, and to serve the current and projected growing population.

However, many of the parks in the new Plan are - unfortunately - just "wishlist" visions. And several of the "new" Park locations are already existing green/open spaces that are just being renamed/repurposed as a new Parks.

The East Bethesda neighborhood has been "hit" especially hard with the new proposed density and heights along our edges. There is also a potential narrow Greenway/Canopy Corridor (only if all the lots on the block are developed) and 2 additional small "wishlist" Parks proposed (but there is virtually no guarantee that the Greenway/Canopy Corridor or those parks would actually come to fruition.)

**The County currently has a possibly unique opportunity to realize one of its goals for Downtown Bethesda - an additional Urban Park on the edge of the East Bethesda neighborhood.**

- One of the two lots directly abutting the small (.3 acre) urban/buffer Chase Avenue Park (4702 West Virginia Ave) which currently houses a single family home, is FOR SALE (and the price was actually recently reduced).

Aquiring this location (using combination Parks funds / open space legacy funds / BUP funds, money paid into the fund by all the high-rise developers in the area recently for public amenities, etc) - and eventually the lot directly to the east as well - would allow the County to expand the size (essentially double) Chase Avenue Park.

**Aquiring 4702 West Virginia and the adjacent lot and expanding Chase Ave Park to the north would accomplish 2 objectives:**

1. **Eliminate** the need to allow a clearly ill-advised 200 foot building directly to the west along Wisconsin and Chase Ave - which would completely overshadow the current small pocket Park.
2. **Ensure expansion** of parks/green space in Downtown Bethesda along the Plan edges where recommended and in an areas where it is desperately needed.

Other edge communities including Chevy Chase, Battery Lane, and Edgemoor all already have 1 to 2 acre parks acting as buffers from the commercial districts for their communities and are recommended for more in the new Plan.

When Mr. Anderson and Mrs. Wright actually visited our neighborhood recently, they agreed that the roads were narrow, our buffer parks were small, and the building heights recommended along Wisconsin and surrounding this location were too high - and then during Worksession #12 they recommended buildings heights should be no more than 145 feet along the East side of Wisconsin (which I will add is still much higher than anything on the ground now in those locations and still quite high for locations that close to single family homes). The recommendations of Mr. Anderson and Mrs. Wright were met with resistance by Mr. Dreyfuss and Mrs. Presley (who had never seen these locations from within our neighborhood).

It should also be noted that Woodside Urban Park (2 acres) near the M-NCPPC Planning building, which abuts and provides a buffer and green space for single family residences in Silver Spring, is slated to undergo a \$6.6 million dollar renovation this Fall - yet it is ALREADY significantly bigger, has nicer features, and faces lesser potential adjacent building heights than either of the 2 small existing buffer Urban Parks (Chase Ave and Cheltenham Dr Urban Parks) we have in the East Bethesda area.

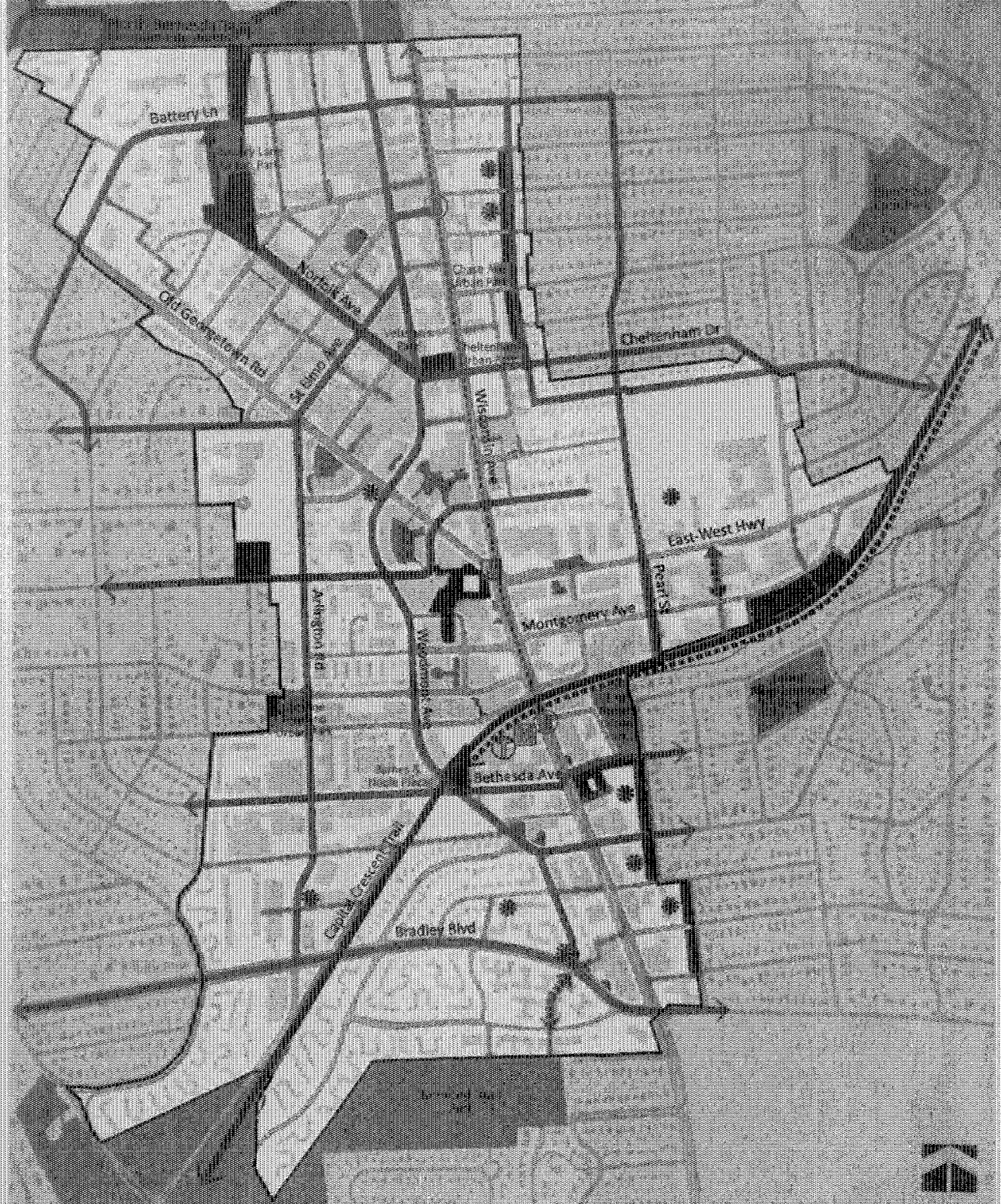
[http://www.montgomeryparks.org/pdd/projects/woodside\\_facility\\_plan.shtm](http://www.montgomeryparks.org/pdd/projects/woodside_facility_plan.shtm)

Not acquiring this lot could be a tremendous missed opportunity. It could likely end up costing the County and taxpayers more money to obtain the same lot or similar nearby lots for Parkland in the future (simply see what has occurred in the growing NoMa area in DC where the population is expanding but they did not adequately plan land for parks and now must purchase land at very high prices). Thus, I urge the County to consider this opportunity now before it is too late.

<http://www.prnewswire.com/news-releases/noma-adds-second-public-park-space-with-acquisition-of-two-acre-parcel-300198665.html>

Thank you,  
Amanda Farber  
East Bethesda resident

Figure 2.19: Public Space Network



- |  |                                  |  |                                 |  |   |  |                                     |
|--|----------------------------------|--|---------------------------------|--|---|--|-------------------------------------|
|  | Sector Plan Boundary             |  | Metro Station                   |  | Proposed Blue Priority Street + Canopy Corridor |  | Proposed Enhanced Open Space        |
|  | M-NCPPC Park                     |  | Proposed Metro Station Entrance |  | Proposed Public Connection                      |  | Potential Open Space (Location TBD) |
|  | County DOT Owned Public Space    |  | Proposed Purple Line            |  | Proposed New Street                             |  |                                     |
|  | Privately Owned Public Use Space |  | Proposed BRT                    |  | Proposed Shared Street                          |  |                                     |
|  | Trail                            |  |                                 |  |   |  |                                     |

## MCP-CTRACK

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**From:** olivier Robert <noirblanc@earthlink.net>  
**Sent:** Saturday, May 21, 2016 12:19 PM  
**To:** MCP-Chair; casey.anderrson@mncppc-mc.org; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy  
**Cc:** Howerton, Leslye; Newhouse, Rachel; councilmember.berliner@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; riemer@montgomerycountymd.gov; elrich@montgomerycountymd.gov; Lee Moore  
**Subject:** WI AVE x Bradly St Green Space Support

May 14, 2016

RECEIVED  
0628  
MAY 23 2016

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

Subject: Designate green space adjacent to Fire Station 6.

Dear Chair Anderson and Commissioners Wells-Harley, Dreyfuss, Fani-Gonzalez, and Pressley:

We FOUR current residents of Chevy Chase West are writing in support of making the undeveloped space adjacent to Fire Station 6 at Wisconsin Ave and Bradley Street a designated green space. Consisting of approximately a 30,000 ft<sup>2</sup>, this area would be a significant addition to green space within the Bethesda Downtown plan area, and would help to mitigate loss of trees and green cover as observed elsewhere in and around other developed areas of Bethesda. Both trees and green cover reduce hot temperatures such as those found in heavily paved recently developed regions north of Chevy Chase to Shady Grove. They also reduce water usage and runoff during heavy rain.

This green space would provide additional play and recreational space, as well as a path for commuters and shoppers traveling to Bethesda and pedestrians and/or cyclists to Norwood Park and on to Little Falls and Capitol Crescent Trails. Such a path is a logical connection to the Eastern Greenway envisioned along West Avenue north of Bradley.

Importantly, it would retain space for expansion of the fire station in the future, should additional bays or other changes be necessary for public safety. The Chevy Chase West Neighborhood Association originally made this proposal with individual residents writing to affirm support for designated Green Space! Please ensure this green space is part of the plan you send to the County Council.

Thank you for your consideration,

Lee E Moore-Robert  
Thibault Robert  
Julien Robert  
Olivier Robert  
noirblanc@earthlink.net  
(240) 426 6604



## MCP-CTRACK

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**From:** Karen Philipps <Karen.Philipps@holton-arms.edu>  
**Sent:** Sunday, May 22, 2016 1:00 PM  
**To:** MCP-Chair  
**Subject:** Bethesda Sector Plan

Dear Mr. Anderson,

I am writing to express my concern and dismay about the proposed changes to the Bethesda Sector Plan, particularly in regard to height and density.

I live on Maple Avenue just one block from Wisconsin Avenue. My family and I already have to deal with too much traffic and parking on our street. In addition, the traffic on Wisconsin Avenue adversely affects us. During rush hour, it can be difficult to exit our neighborhood by crossing Wisconsin at Battery Lane because drivers on Wisconsin block the intersection. An increase in the allowed height and density of buildings bordering our neighborhood would only exacerbate these traffic issues.

In addition to my concerns about traffic, I am deeply concerned about the loss of sunlight that increased height, particularly on the east side of Wisconsin, would bring. I do not want to live in the shadow of an apartment building. Keeping height limits as they currently stand would allow the people in our neighborhood to continue to enjoy their gardens and their sunlit-filled houses.

Please consider the detrimental ramifications of the proposed changes to the sector plan.

Thank you.

Karen Philipps

**MCP-CTRACK**

RECEIVED

MAY 20 2016

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

0627

**From:** Fred Morse <fredmorse@maienergy.com>  
**Sent:** Friday, May 20, 2016 8:22 AM  
**To:** MCP-Chair  
**Cc:** councilmember.berliner@montgomerycountymd.gov;  
Councilmember.Berliner@montgomerycountymd.gov  
**Subject:** Density Matter

Although the Planning Board did not go far enough, in my opinion, I wish to thank the Planning Board for moving in the right direction to reduce the density in the Plan to a sustainable level. I now ask the Board to ensure that any design guidelines in the Plan include specific provisions to protect the edges and adjacent neighborhoods, including allowing for generous set-backs to buffer residences from new development, restrictions on cut-through traffic, and reduced height and density caps near residential properties.

Sincerely,

Fred Morse

6904 Ridgewood Avenue  
Chevy Chase, MD 20815  
cell phone 202-276-0518

**MCP-CTRACK**

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**From:** Brindle <tkbrindle@verizon.net>  
**Sent:** Thursday, May 19, 2016 2:42 PM  
**To:** MCP-Chair  
**Subject:** Bethesda Downtown Plan

RECEIVED  
0623  
MAY 19 2016

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

Dear Mr. Anderson,

Hi, I was invited to walk the neighborhood a few weeks ago with some of the other East Bethesda Residents. I live right across from Cheltenham Park where you met with them. Unfortunately, I was unable to attend due to work obligations. I spoke to my neighbor, Dorian Patchin, and he said there was some good dialogue between you and the group. That is encouraging. I just wanted to express my thoughts. As you see Bethesda, and East Bethesda especially is unique in that it is suburban living in an urban environment. Our family regularly walks to local restaurants, shops, and other functions in Bethesda. My wife and I both use Metro, or bike to get to work and we use the Capital Crescent trail often. It is these features that attracts people to live here. If extremely large buildings are put too close to existing neighborhoods this appeal will likely diminish. This could ultimately lead to lower house values and less real estate taxes. I think it is in the best interest to support the growth in a way not to significantly impact the existing charm of the current neighborhoods.

This is not a NIMBY (Not in My Back Yard) letter. On the contrary, I realize that there will be growth in Bethesda and there should be, but there are plenty of areas where the extremely tall buildings can go. The buildings on the East side of Bethesda should be below 100 feet, while the buildings that are "deeper" in Woodmont Triangle along Norfolk Avenue are a more natural spot for taller buildings to help support the restaurants that are currently there.

One of the goals stated on the 2015 Draft of the Bethesda Plan is to, "*Preserve Scale and Character of Designated areas to ensure compatibility of new development with surrounding areas (Page 70)*" ([www.montgomeryplanning.org/community/bethesda\\_downtown/documents/BDPStaffDraft\\_051415\\_FINAL\\_s\\_m.pdf](http://www.montgomeryplanning.org/community/bethesda_downtown/documents/BDPStaffDraft_051415_FINAL_s_m.pdf)). Unfortunately, in my opinion, the proposed building heights will actually interfere with our existing neighborhood.

Thank you for taking time to take into consideration the above comments.

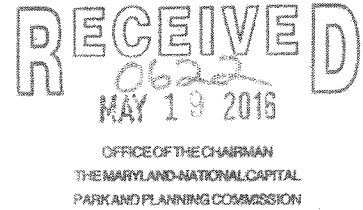
Sincerely,

Tim Brindle

## MCP-CTRACK

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**From:** Heidi Gertner <heidigertner@yahoo.com>  
**Sent:** Monday, May 16, 2016 9:24 AM  
**To:** MCP-Chair  
**Cc:** Councilmember.Berliner@montgomerycountymd.gov  
**Subject:** Development in Bethesda



To the Planning Board Commissioners,

Your meeting last Thursday drove home to us how utterly undemocratic the planning process is - in fact, making a mockery of both democracy and common sense. It is totally incomprehensible to us that after giving so much time to developers, listening to them and giving them what they requested, you would disregard the recommendations of the professional Planning Staff as well as requests from residents.

The Planning Staff recognized that the height and density previously proposed for the eastern side of Wisconsin Avenue along East Bethesda - a residential neighborhood - are excessive, greatly surpassing the capacity of its narrow streets and making its two small parks and the proposed eastern greenway on Tilbury less attractive to use. If implemented, the sector plan could lead to buildings 200-250 ft tall across the street from single family residences--an untenable situation.

Your recommendation for the east side of Wisconsin Avenue includes considerably taller buildings than in other edge areas and in some cases taller buildings than on the western side of the street (the side of the Triangle). We wonder how you interpret the concepts of equity and sustainability stated in the vision for Bethesda in the proposed sector plan. You are asking residents in edge areas to bear a very great burden in the development that will take place. Compared with the 1994 plan, the proposed plan has tripled heights in some locations along Wisconsin Ave. This is unacceptable.

Further--the impact on schools, traffic, parking, etc has not been sufficiently addressed. Bethesda Elementary just put an addition on that was completed for the 2015-2016 school year, and it will already be overcrowded for the 2016-2017 school year. With the addition of these residential areas, the local schools will not be able to accommodate the influx of families with school age children.

We respectfully request that you review and change the decisions you reached last Thursday for East Bethesda -- done without adequately listening to professional staff and residents:

Lower the heights on the east side of Wisconsin Ave to reflect heights in other edge areas.

We can tell you that we have lived in Bethesda for a long time and that we remember no issue that has made as many people upset and involved as the ill-conceived proposed sector plan. It is a great threat to already inadequate infrastructure such as schools, parks, green space, and public transportation -- and to our quality of life and that of future residents.

Heidi and Greg Gertner  
4502 Highland Avenue  
Bethesda

## MCP-CTRACK

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**From:** Keisha Gary <garykeisha@gmail.com>  
**Sent:** Thursday, May 19, 2016 11:12 AM  
**To:** Wright, Gwen; Anderson, Casey; Councilmember.berliner@montgomerycountymd.gov; Howerton, Leslye; MCP-Chair  
**Subject:** East Bethesda Sector Plan -- Resent Due to Email Failure

May 19, 2016

Dear Mr. Dreyfuss, Ms. Presley, Mrs. Wells-Harley, and Mrs. Fani-Gonzalez, other Planning Board Members and Staff, Mr. Anderson, Ms. Wright, Councilmember Berliner:

As an initial matter, thank you Ms. Wright and Mr. Anderson for touring our neighborhood on May 3, 2016. I was one of the East Bethesda residents who toured with them, and I appreciated the opportunity to talk with them about our neighborhood's concerns. As was apparent from the comments at the last work session (which I viewed on-line), this tour was helpful in demonstrating to them the problems with the recommended height and density proposals. I echo the invitation to others involved in the planning process to visit our neighborhood in person to see at ground level the potential impact of these proposals on our neighborhood to understand truly the basis for our sincere objections to these proposals.

Although as a result of their visit Mr. Anderson and Ms. Wright recommended that the proposed maximum building heights along Wisconsin Avenue adjacent to the East Bethesda neighborhood be reduced from 250 feet down to 145 feet or lower, this recommendation is not enough. The heights and the resulting density **must be reduced further** in the final sector plan. The present infrastructure -- schools and traffic -- can not support the current existing density in this area, never mind the increased densities proposed for Wisconsin Avenue along the East Bethesda neighborhood.

With respect to the schools, as an example of the current overcrowding problems in this area, I point you to the following link from Bethesda Magazine from this week -

- <http://www.bethesdamagazine.com/Bethesda-Beat/Web-2016/Bethesda-Chevy-Chase-High-School-Set-for-Incredibly-Complex-Addition-Project/> -

- concerning the construction that is scheduled to start in June 2016 at Bethesda-Chevy Chase High School. Even with this current construction, it is expected with the current density proposals and projected populations, the school will be too small with in a couple of years of completion. Because of the small plot of land that the school occupies, the school can not be renovated again, and there either will be redistricting in 5-7 years or the need

for another high school to be built in this area. On a personal note, my oldest son, who will be a freshman at BCC in the fall and who will be a member of the Class of 2020, will spend at least three of his four high school years at a school undergoing a construction project "the size of an elementary school"; my second son, Class of 2022, will "enjoy" at least one year of construction at BCC after spending two years of construction at North Chevy Chase Elementary School and two years of overcrowding at Westland Middle School that will not be reduced significantly until after he matriculates to BCC with the opening of the new middle school in this area built solely to alleviate overcrowding at Westland.

With respect to traffic, I must emphasize again that there is not enough infrastructure to support increased density along East Bethesda's borders. As I mentioned in our family's earlier email to the Planning Committee, the Wisconsin corridor has not yet absorbed the additional traffic created by the base realignment of Walter Reed and Bethesda Naval Hospital. Traffic on Wisconsin northbound is bumper to bumper most afternoons starting between 2:30 to 3:30 pm until 6:30 to 7:00 pm beginning south of Chestnut Street through Cedar Lane. Traffic is not any better on Jones Bridge Road as that is also bumper to bumper during the same time period -- often in both directions during this time. For those of us who live on Chestnut Street, as we are the northern-most street with access to Wisconsin Avenue in the main portion of East Bethesda (our street has been closed to access to the Chelsea neighborhood bordering Jones Bridge Road for over 20 years), we are often unable to make a right onto Wisconsin going northbound and either have to wait several cycles of the traffic light at Rosedale/Battery Lane to make the turn or hope for the kindness of others to allow our exit. For our hockey playing kids, we have to leave home by 5:30 pm for a 6:45 or 7 pm practice in Rockville due to the traffic on Rockville Pike (Wisconsin Avenue) and Jones Bridge Road between our house and the entrances to 495/270; for earlier practices we have to pick up the kids from school (4 pm) to get them there on time for a 5 or 5:15 pm practice. As a comparison, on an early Saturday or Sunday morning before 9 am or before 7:30 am on a weekday morning or late evening (after 8:30 pm), the trip takes an average of 15 minutes. The traffic problems we currently face at Chestnut Street does not include the coming impacts of the 8300 Lofts at Wisconsin Avenue Project with its new

Harris Teeter and a new 46-unit building being built on Woodmont Avenue at Battery Lane (Rosedale Avenue on the other side of Wisconsin) across the street from 8300 Lofts Project. <https://www.washingtonpost.com/news/where-we-live/wp/2016/05/18/more-upscale-condos-coming-to-bethesda/> How will the current infrastructure handle these new projects? It can't.

Moreover, for the next three years the BCC High School construction project will impact the only two southern entry points from East-West Highway into the East Bethesda neighborhood -- Pearl Street and Chelton Road -- as these two streets are the eastern and western boundaries of BCC. As the construction project begins mobilization next month, traffic delays on East-West Highway are inevitable, and will lead to more traffic from those who live in the eastern part of the East Bethesda neighborhood who normally would access the neighborhood by BCC being pushed onto Wisconsin Avenue so that East Bethesda residents can access their homes through an alternative access point. What that means is more traffic will need to enter and exit the neighborhood's access points from Wisconsin Avenue -- Cheltonham, Chase, Highland, West Virginia, Maple, Rosedale, and Chestnut -- during the day; all of these cars will need to travel on or across Tilbury Street -- a street already very narrow and busy at key points of the day with currently two elementary school bus stops -- to get to and from Wisconsin. I am only accounting for the residents. I haven't accounted for BCC's students and teachers who also will need access to use the East Bethesda neighborhood. Just imagine if buildings with the proposed heights were in place along the Tilbury corridor during this construction. This would be for lack of a better word -- a "mess" and untenable.

As I pointed out in our family's earlier email to the Planning Committee, we are not opposed to growth and development. We are opposed to the unnecessary level of growth currently being proposed that will unnecessarily change the character of the community that we have enjoyed living in for the past eighteen years.

Thank you for your consideration,

Keisha Gary (The Van Iterson Family)  
4626 Chestnut Street

## MCP-CTRACK

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**From:** Helen Price <heliz1@verizon.net>  
**Sent:** Thursday, May 19, 2016 11:29 AM  
**To:** MCP-Chair  
**Cc:** Councilmember.Berliner@montgomerycountymd.gov  
**Subject:** Density and Protecting the edges

Thank you for moving in the right direction to reduce the density in the Plan to a sustainable level. I only hope that there is sufficient political will to call a stop when the limit is reached.

Please ensure that any design guidelines in the Plan include specific provisions to protect the edges and adjacent neighborhoods, including generous set-backs to buffer residences from new development, restrictions on cut-through traffic, and reduced height and density caps near residential properties.

Sincerely,

Helen Price

4419 Ridge Street

Chevy Chase, MD



## MCP-CTRACK

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**From:** Nancy Holland <nancy.holland@rcn.com>  
**Sent:** Thursday, May 19, 2016 1:13 PM  
**To:** MCP-Chair  
**Cc:** Councilmember Berliner  
**Subject:** Bethesda Sector Plan

It has come to my attention that the Planning Commissioners recommended smaller building height limits at the south end of the Pike based on community input from residents saying they did not want Rockville to look like Bethesda, which is further south on MD-355, and Crystal City, VA.."

It seems that Bethesda has already become a cautionary tale, yet the Sector Plan proposes zoning for even taller buildings -- 250 feet on Wisconsin avenue and 175 feet throughout much of Woodmont Triangle (e.g. 7770 Norfolk, towering over Veteran's Park). .

This is very disappointing. Frankly, Bethesda does not want to look like Crystal City, VA. We want a vibrant community, not concrete canyons. Please reduce the density and zoning in Bethesda.

Thank you,

Nancy Holland  
4517 S Chelsea Ln  
Bethesda, MD 20814

## MCP-CTRACK

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**From:** Andy Leon Harney <villagemanager@chevychase3.org>  
**Sent:** Wednesday, May 18, 2016 4:44 PM  
**To:** MCP-Chair; Councilmember.Berliner@montgomerycountymd.gov  
**Cc:** Bill Brownlee; Natasha Saifee; Carolyn Greis; Melissa Brown; Fererall Dietrich  
**Subject:** Downtown Bethesda Decisions

Dear Chairman Anderson and Director Wright:

I am writing to you on behalf of the full Council of Section 3 of the Village of Chevy Chase, a municipality to the east of the Downtown Bethesda area. We have been watching with some concern the evolution of the plan. Our concern is based on our understanding that the County Council and the Planning Board were committed to preserving single family neighborhoods and yet instead of tapering building heights near single family homes, we see a willingness to place tall, densely populated buildings opposite single family houses. That approach does not provide a transition to the neighborhoods adjacent to the downtown Bethesda neighborhood.

We are concerned about the high densities that have been proposed because of their impact on traffic and schools, both of which have an undeniable domino effect on our municipality and put a strain on the county as a whole in terms of infrastructure.

Finally, the recent decision to allow the distribution of new building densities by developers and property owners on a first-come, first-served basis seems to invite developers to apply for as much density as they can and makes for a chaotic development without thought to the overall goals for the entire plan. We urge you to reconsider all these decisions.

--  
Andy Leon Harney  
Village Manager  
Section 3 of the Village of Chevy Chase  
cell 202 361-3801

RECEIVED  
0621  
MAY 19 2016

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

## MCP-CTRACK

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**From:** Andrea Harris <andrea.dee.harris@gmail.com>  
**Sent:** Wednesday, May 18, 2016 7:20 PM  
**To:** MCP-Chair  
**Subject:** letter of concern for Mr. Anderson and Ms. Wright

May 18, 2016

Mr. Casey Anderson

Ms. Gwen Wright

Dear Mr Anderson and Ms. Wright:

I understand that at work session #12 last week, a number of decisions were made regarding revised density caps, density allocations, building heights and building design guidelines. I was very glad to hear that heights and densities for the properties near the Farm Women's market, the public parking lots 10 and 24, and the Writer's Center properties were significantly reduced. I want to thank you for your ongoing efforts on behalf of our communities.

I am very concerned, however, about a number of the decisions that were taken. Regarding density allocations in particular, I understand that the Board agreed to an allocation system you referred to as "Option 3". It is my belief that this represent a an absolutely NON APPROPRIATE set of principles for density reallocations. It creates another 'first come first serve' type of allocation dynamic that runs absolutely counter to the need to preserve community friendly proportions, particularly on edge properties where Bethesda abuts residential areas with low density and single family homes.

I urge you to abandon this approach. I also urge you to take seriously – and respond publicly to concerned community members – to the questions and inquiries in Mary Flynn's recent open letter. These are urgently important issues.

Bethesda's development strategy cannot put commercial developers' interests first **at the expense of the surrounding homeowners and community**. That is exactly what Option 3 will do. **It will promote erratic, opportunistic and irrational patterns of development**. Building heights will be inappropriate to surrounding communities and will negatively impact community harmony, disrupt existing social contract expectations of

lifestyle/safety considerations as demonstrated by Planning Board polling and planning principles, and set new and dangerous precedents that do not serve Bethesda well in the long run.

I am in particular concerned about excessive heights and densities for the Jaffe property near Bradley and Wisconsin. This MUST be scaled back. Why should that property tower over the neighboring structures, and why should that property be allowed to even consider acquiring density to allow it to be twice as tall as new developments near the parking lot and Farm Women's market locations? This makes no sense.

During a previous work session, Ms. Wright's staff cited the development of the Bethesda Theater property as a 'precedent' for this proposed Jaffe property. It is nothing of the sort. The Bethesda Theater development is not only much closer to the center of downtown Bethesda, but It:

- Is a height of only 90 feet as opposed to Jaffe's proposed 145
- Entails separated townhouse structures as opposed to a simple stepdown scheme with inadequate setback
- Entails FULL CLOSURE of vehicular traffic access to surrounding residential streets, and rerouting of neighborhood traffic to entirely prevent cut-through traffic (as opposed to increased vehicular cut-throughs proposed in the Jaffe plan.
- Is in keeping with (albeit still lower than) nearby development heights and densities, rather than radically departing from surrounding norms
- Includes a publicly funded public-access parking facility that also prevents increased burden on surrounding neighborhoods
- Revitalizes a public-benefit entertainment venue that preserves historic value and adds operational value to Bethesda as a community

It is not intellectually honest to draw a direct parallel – as was done in public worksession by the planning staff – between these two sessions.

Moreover, the aim of this downtown plan should not be to establish proof of concept for density transfer, as a number of commissioner comments in previous worksessions have implied, when citing the Jaffe-St Johns as a 'done deal' that should not be undermined. It is unacceptable to maintain the currently proposed heights and densities for the Jaffe property simply due to a desire to push forward a 'done deal'.

The development plan for Bethesda – and reallocation of over-promised densities and heights -- must be driven by Community Friendly properties of maintaining rational scale, scope, and use of properties. This is extremely important in the case of 'edge' properties throughout Bethesda.

Please place this dynamic – of rational and community-friendly principles, particularly in edge communities – at the heart of your recommendations moving forward.

Yours sincerely and with respect,

Andrea D. Harris

Ridge Street Resident

Montgomery County MD

## MCP-CTRACK

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**From:** Fani-Gonzalez, Natali  
**Sent:** Wednesday, May 18, 2016 9:16 PM  
**To:** MCP-Chair  
**Subject:** Fw: Priority Sending Sites -- Bethesda Plan  
**Attachments:** General Policy.PDF

Natali Fani-González  
Montgomery County Park and Planning Board Commissioner, [www.montgomeryplanningboard.org](http://www.montgomeryplanningboard.org) The Maryland-  
National Capital Park and Planning Commission, [www.mncppc.org/](http://www.mncppc.org/)

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**From:** Kominers, William <[wkominers@lercheearly.com](mailto:wkominers@lercheearly.com)>  
**Sent:** Wednesday, May 18, 2016 6:00 PM  
**To:** Fani-Gonzalez, Natali  
**Subject:** Priority Sending Sites -- Bethesda Plan

Dear Commissioner,

Attached to this message are some suggestions of steps that could be taken to make acquiring density from Priority Sending Sites ("PSS") more attractive and economical. I commend these ideas to you for your discussion on Thursday. I have shared them with Robert Kronenberg.

One very basic step that must be taken in order to give the PSSs a chance to be functional density sharers, is to rezone them in the Sectional Map Amendment to the zones, heights, and densities recommended by the Board during its review of the individual properties in Bethesda. Only in this way, will those properties -- currently zoned R-10, or other residential zones -- have a chance to participate in the density sharing --because density can only be shared among CR zoned properties. And density can only be shared when there is enough to send away from a site, without undermining the existing development on the property.

Thank you for your concerns about how HOC will be able to achieve affordable housing goals under the new Downtown Plan, especially in trying to provide new, affordable housing in modern buildings of high quality, with energy efficiency, attractive amenities.

Please do not hesitate to contact me to discuss these issues further.

Bill Kominers

William Kominers - Attorney  
Lerch, Early & Brewer, Chtd. ideas that work  
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814  
Tel: (301) 841-3829 Fax: (301) 347-1783 - [wkominers@lercheearly.com](mailto:wkominers@lercheearly.com)(301) 841-3829  
Bio: <http://www.lercheearly.com/team/william-kominers>  
Vcard: <http://www.lercheearly.com/team/william-kominers-vcard>  
{Home Phone}

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General Policy Issues to Facilitate Implementation of Priority Sending Sites

(May 16, 2016)

To achieve the desired density transfers from Priority Sending Sites ("PSS"), in a timely, market-driven manner, I recommend the following:

1. Adjust Zoning Ordinance standards as noted below to facilitate/encourage transfers/density averaging with Priority Sending Sites.
2. Rezone PSS properties to zones, densities, and heights as recommended by the Planning Board in its previous worksessions. (Need to create density that can be transferred and have the PSS properties in the CR Zone.)
3. When averaging with non-contiguous sites, when one of the sites is a PSS, eliminate the current requirement that a density-receiving site must achieve an increase of 50% in incentive benefit points (i.e., 150 points, rather than 100 points).
4. When averaging with a PSS, reduce by half the number of incentive benefit categories from which points must be obtained (i.e., if 100 points must otherwise be accumulated from four categories, allow the 100 points to be accumulated from only two categories; total points stay the same).
5. Eliminate the current requirement that a "density-receiving" site be located within ¼ mile of a "density-sending" site;
6. Do not adopt the proposed requirements (Staff Draft @ pg. 142) that (i) "all development rights (on a PSS) must be extinguished before approval of any plan that uses such density in a density averaging scheme" and (ii) that no parking be allowed. In other words, continue with current practice, which allows density to be transferred in parts, as each amount is sought by a density-receiving site; do not impose operational restrictions on the projects.
7. Allow a density-receiving site to exceed its mapped building height if the additional height is needed to accommodate the density that has been transferred to that site from a PSS; and
8. Provide that density transferred from a PSS shall not be subject to the current requirements in the CR Zones for BLT purchase. In other words, provide that PSS transferred density shall be "BLT-free."
9. Eliminate impact tax and TPAR on development that: (i) averages density with a PSS, or (ii) provides at least 20% affordable housing.
10. Eliminate or reduce other development-related fees/charges (such as: building permit fees, SDC charges, etc.) when a development averages density with a PSS, or (ii) provides at least 20% affordable housing.



11. Eliminate the requirement of a rental agreement for the existing number of affordable units as a condition of transfer. Many such units may be affordable only because of being in old, obsolete buildings, rather than affordable under a County program.

12. Provide cost saving incentives when density is averaged with a PSS, such as not charging the Park/Open Space fee for the portion of density from the PSS.

**MCP-CTRACK**

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**From:** Vaias, Emily J. - EJV <EVaias@linowes-law.com>  
**Sent:** Tuesday, May 17, 2016 8:26 PM  
**To:** MCP-Chair  
**Subject:** Bethesda Plan - Priority Sending Sites

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

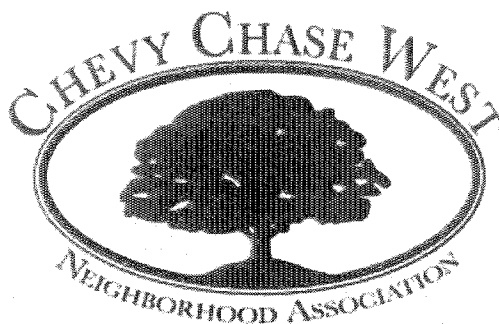
I would appreciate an opportunity to speak regarding the creation of Priority Sending Sites and the benefits associated with them.

Emily Vaias  
Linowes and Blocher LLP  
301-961-5174

## MCP-CTRACK

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**From:** Naomi Spinrad <nspinrad68@verizon.net>  
**Sent:** Tuesday, May 17, 2016 9:49 PM  
**To:** MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Norman Dreyfuss; Fani-Gonzalez, Natali; Presley, Amy  
**Cc:** Wright, Gwen; Kronenberg, Robert; Howerton, Leslye  
**Subject:** Green space/Fire Station 6



Dear Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Fani-Gonzalez, and Presley:

The Bethesda Fire Department recently wrote to you objecting to the Chevy Chase West proposal that the undeveloped space directly west of the Fire Station 6 building be designated as green space.

Our purpose in making that proposal was in part to provide an alternate avenue for the BFD to raise funds to help update or rebuild the fire station; this proposal would do that and would in addition create a green area larger than any other within the plan boundaries. Legacy Open Space Program funds or some other source of funding could be used to obtain the space should it become available. No "public taking" was proposed or even contemplated. It's surprising that the BFD would reject yet another possible way to raise funds.

Nor is this proposal in conflict with our willingness to accept the Planning Board's recommendation of a floating zone for this property, especially since the BFD has repeatedly stated that redevelopment is only one of several options they are considering.

There was no agreement between the BFD, CCW, and/or the neighboring condos regarding the floating zone. In fact we each separately accepted the Planning Board's proposal for a floating zone. CCW sees no dissonance between these planning options, the floating zone and the green space.

Thank you, as always, for considering these points. We hope that you'll agree that the green space option has potential benefits for all of us.

Sincerely,

Naomi Spinrad  
Vice President/Development  
Chevy Chase West Neighborhood Association

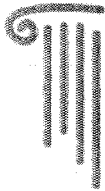
## MCP-CTRACK

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**From:** Bob Stoddard <bob@rjsrealtyservices.com>  
**Sent:** Tuesday, May 17, 2016 10:40 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; rgbrewer@lercheary.com; Bob Stoddard; jmurgolo@zalco.com; Nat Finkelstein (Nat@fglawfirm.com); morenoff@aol.com  
**Subject:** Letter from Bethesda Fire Department May 17, 2016  
**Attachments:** Letter to Chairman Anderson 2016-05-17.pdf

Chair Anderson

Please find attached a letter from the Bethesda Fire Department Chair concerning the discussion that occurred regarding our property. As always we appreciate the work of The Board and Staff on the Bethesda Sector Plan and their recognition of how important public safety is to an increasing urban area.



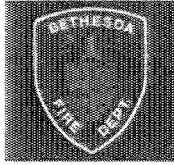
**RJS Realty Services, LLC**

Robert J. Stoddard, CCIM  
*Principal*

P. (240) 678-5958  
F. (301) 294-0799  
Bob@RJSRealtyServices.com

13809 Willow Tree Drive  
Rockville, MD 20850

*Acquisitions • Development • Due Diligence • Entitlements • Consulting*



May 17, 2016

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

Re: Bethesda Fire Department Inc.  
6600 Wisconsin Avenue

Dear Chair Anderson:

Bethesda Fire Department, Inc. ("BFD") would like to respond to recent comments from Board Member Norman Dreyfuss and Planning Director Gwen Wright at the end of the May 12th hearing when they suggested that the BFD property be considered for an open space purchase by the County (Mr. Dreyfuss) or possibly be considered as a sending site for density (Ms. Wright).

We stand by our opposition to the property being designated as a park as outlined in our April 25, 2016 letter. We oppose the alternative suggestion that the County buy the property for open space with similar reasoning as well.

We similarly oppose the idea that the property be designated as a sending site as the financial value of the sending FAR would be a fractional value of the FAR value for developing the property.

On February 4, 2016, Nat Finkelstein of our board and our consultant Bob Stoddard were present for the discussion of our property in the Bethesda Downtown Plan. At your suggestion, BFD agreed to a compromise solution of designating this parcel as a floating zone for future consideration when BFD can justify a need and has a formal plan ready for discussion with all the stakeholders in the community.

The BFD position on this land and its current or future use as a fire and rescue facility should be carefully considered. I am certain that you and the board recognize that any redevelopment of the BFD land will be for the purpose of constructing a fire station that will provide the necessary fire and rescue service for the Bethesda and Chevy Chase area. This will be necessary when and if the county does not have adequate funds to construct a new free standing station. Even if the county could provide the funds the total land area including the undeveloped adjacent lot may be necessary to construct a facility which is large enough to accommodate the increasing needs of the expanded Bethesda and Chevy Chase areas.

6600 Wisconsin Avenue  
Bethesda, MD 20815



We respectfully request that you and the other Board members will disregard these alternative proposals and move forward with the concept of a floating zone as discussed with the Board on February 4, 2016 and further discussed and clarified with staff on March 9, 2016.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "G. Wright".

Grant Davies Chair Land Use Committee

Cc: Leslye Howerton  
Gwen Wright  
Robert Kronenberg

6600 Wisconsin Avenue  
Bethesda, MD 20815

## MCP-CTRACK

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**From:** Jeanne Weiss <jeanne.a.weiss@gmail.com>  
**Sent:** Tuesday, May 17, 2016 11:37 PM  
**To:** MCP-Chair  
**Cc:** CM Berliner  
**Subject:** Density in Bethesda area

To the Planning Board:

The density cap has been reduced from 35 million square feet to 32.4 million square feet---right direction, wrong cap. The new cap, up from the current 23.4 million square feet is slightly lower than the previous increase of around 50%. Growth of that magnitude in a few short years is challenge in the best of circumstances. But where traffic congestion, overcrowding in schools, and stressed infrastructure are already a fact of life, it is a kind of madness, reflecting the Board's disregard for the recommendations of the Planning Staff. Provisions to protect adjacent neighborhoods are insufficient.

Are there set-backs to buffer residences from new development? Will there be restrictions on cut-through traffic? Why are considerably taller buildings on the east side of Wisconsin Ave. more acceptable here than in other edge areas? Buildings 200-250' tall across the street from private residences? Somewhat less than stellar planning.

In 42+ years of residing in this neighborhood, we have seen some good decisions and some very very bad ones. The current plan is pretty bad. Sometimes the will of the residents gets trumped in favor of whose will? Henceforth, the 200-250' buildings across the street from private residents will be referred to as Trumped Towers.

Richard Weiss  
Jeanne Weiss  
Bethesda

## MCP-CTRACK

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**From:** MCP-Chair  
**Subject:** Increase in Recordation Tax

**From:** Melanie Manfield  
**Sent:** Wednesday, May 18, 2016 10:04:22 AM (UTC-05:00) Eastern Time (US & Canada)  
**To:** Anderson, Casey; Wells-Harley, Marye; Fani-Gonzalez, Natali; Wright, Gwen  
**Subject:** Fwd: Increase in Recordation Tax

Begin forwarded message:

**From:** Melanie Manfield <[melbridgewrite@icloud.com](mailto:melbridgewrite@icloud.com)>  
**Subject:** Increase in Recordation Tax  
**Date:** May 18, 2016 at 9:45:32 AM EDT  
**To:** [councilmember.berliner@montgomerycountymd.gov](mailto:councilmember.berliner@montgomerycountymd.gov)  
**Cc:** Town Office <[townoffice@townofchevy Chase.org](mailto:townoffice@townofchevy Chase.org)>, [townncighbors@yahoogroups.com](mailto:townncighbors@yahoogroups.com)

Dear Council Member Berliner,

I am deeply disappointed that the Montgomery County Council is rushing through a significant increase in the recordation tax.

The Planning staff of the County Planning Board argues that it is reasonable to raise the recordation tax and slash developer taxes on multifamily housing units. Their logic is flawed, twisted, and developer-centric.

Comparing turnover in existing housing with student generation rates in new housing, is like comparing apples and oranges.

There will always be periodic turnover in existing housing. To use an example, in the summer of 2000, my children and I moved from Philadelphia into a home on Bradley Boulevard between Arlington and Goldsboro (my children's father died when they were 8 1/2 and 7 years of age). The family (Weeks family) who moved out, happened to have two children who were about to enter 4th and 3rd grade (they had attended Bethesda Elementary).

My children also were about to enter the 4th and 3rd grade.

So, my son and daughter effectively REPLACED two Bethesda Elementary students — there was NO NET GAIN.

However, when NEW housing is built, there are always new students generated for the Montgomery County School System.

It may be 10 to 16 % (children aged 17 and under), rather than 24 to 28 % (I am using statistics from Neighborhood Scout for the Bethesda area), but there is inevitably an increase in the number of students. Neighborhoods like Edgemoor and the Town of Chevy Chase have 24 to 28% of residents aged 17 and under, but the new high rises squeezed in in downtown Bethesda — which are new — have 10 to 16%.

THAT is what causes the increase in the overall number of children in an area.



In existing housing, the numbers of students generated can go up or down, depending on various factors, such as the birth rate and economic conditions (that could cause movement to or from private schools. It is the new building that adds to the overall numbers of MCPS students. And, when a school cluster is crowded, it can send it over the top to become intolerable.

This constant dumping on residents and favoring developers which is occurring in the Bethesda area, is truly discouraging. Montgomery County is not the county that it once was.

Sincerely,

Melanie Manfield

P.S. So many things are being thrown at Bethesda-area residents at once, that it's impossible to keep up with them all. Please at least do us the courtesy of allowing us the time to respond to all of these proposals which assault our quality of life.

## MCP-CTRACK

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**From:** Jill McKay <mckay.jill@gmail.com>  
**Sent:** Wednesday, May 18, 2016 10:30 AM  
**To:** MCP-Chair  
**Cc:** roger.berliner@montgomerycountymd.gov  
**Subject:** Regarding Bethesda Sector Plan

To the Planning Board Commissioners,

I am a long-time resident and voter living in East Bethesda. I am writing because I, like many in this community, are deeply concerned about the height and density that developers are requesting for sites along the eastern edge of Wisconsin Avenue that abuts East Bethesda.

I appreciate that you are moving in the right direction to reduce the density in the Plan to a sustainable level. I urge you to ensure that any design guidelines include specific provisions to protect the edges and adjacent neighborhoods such as ours.

I urge you to also consider the impact of traffic and school crowding on all of the residential neighborhoods that are adjacent to the impacted areas.

Specific areas of concern include but are not limited to:

- Proposed from H-75- 90 in the 1994 Sector Plan to H-250 in the 2015 Staff Plan and Board recommendation is unacceptable within one block of established single-family homes. **The scale of any new buildings along the east side of Wisconsin Ave should be kept consistent (H-110 to H-120 as recommended in the Staff Plan).**
- The Planning Board recommended increasing the proposed step-downs heights along Tilbury Street to a range of H-70 to H-110 (including H-90 for Lot 25). **These heights are unacceptable to be abutting single-family homes. The Planning Staff recommendation of 35'-70 is more appropriate for these locations - if a sufficient Greenway is included.**
- We greatly appreciate and support the Eastern Greenway (as well as Bike Priority / Canopy Corridor) concept along Tilbury Street. The Eastern Greenway concept is critical to provide a sufficient buffer between buildings and single-family homes. A stated goal of the Sector Plan is more open space and green space and this is the ideal location to implement that goal. **We request that the width (in feet) of the setback/Greenway (as stated in the Greenway Tier definitions) be greater than the proposed height of the building step-downs.**
- Our neighborhood consists of many residents who walk and bike throughout the Downtown Bethesda area, including families and children who walk and bike to school at Bethesda Elementary through the

Woodmont Triangle Area (and across many busy roads). **It is critical that this walkability, and pedestrian and biker safety is given greater consideration in the implementation of this Plan.**

Sincerely,

Jill McKay

4401 Highland Avenue,

Bethesda MD 20814

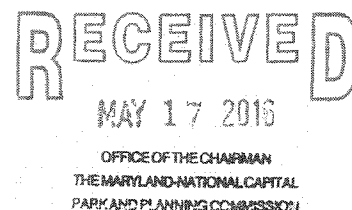
MCP-Chair

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**From:** Presley, Amy  
**Sent:** Monday, May 16, 2016 5:02 PM  
**To:** MCP-Chair  
**Subject:** FW: Aldon/Brown Enhanced Affordable Housing Proposal

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**From:** Barbara McCall  
**Sent:** Monday, May 16, 2016 5:01:38 PM (UTC-05:00) Eastern Time (US & Canada)  
**To:** Anderson, Casey; Dreyfuss, Norman; Fani-Gonzalez, Natali; Commissioner Marye Wells-Hartley; Presley, Amy  
**Cc:** Wright, Gwen; Howerton, Leslye; nregelin@shulmanrogers.com  
**Subject:** Aldon/Brown Enhanced Affordable Housing Proposal



Dear Chair Anderson and Members of the Board:

Thank you for this opportunity to comment on and ask questions regarding the Aldon/Brown proposal for Enhanced Affordable Housing of May 9. This plan prompts many questions and renews many concerns of the Condo Associations neighboring the South Bethesda property involved.

First, let me call your attention to the fact that this site is part of the largest concentration of naturally occurring affordable housing in Bethesda. Along with its neighbors in South Bethesda – the HOC property (adjacent to Aldon between Bradley Boulevard and Chevy Chase Drive), also a Priority Sending Site, and properties along Strathmore Avenue north of Bradley that are part of the Starr proposal these many units constitute a significant portion of our housing stock. This Aldon and the HOC property are the only affordable housing Priority Sending Sites identified in the staff draft. It is our understanding that both the Planning Board and Montgomery County government want to disperse affordable housing and integrate it in a variety of neighborhoods. While an offer to provide 25 percent of new units as regulated affordable housing is tantalizing, this proposal concentrates affordable housing in South Bethesda. It also doubles the density that you considered appropriate to the area. I think these are critical starting points for your consideration of the Aldon proposal.

Since the June hearing our Associations have supported additional affordable housing throughout Bethesda so that a significant proportion of it is nearer Metro (we are at the half mile mark) or the major employers of NIH and the Walter Reed Military Medical complex. I enthusiastically support your decision to set 15 percent MPDU's as the standard for new development. I urge you to make this mandatory throughout Bethesda and not just incentivize it. Clearly, the Aldon proposal is intended to improve upon your action while obtaining a much larger number of modern market rate apartments for Aldon. Is this enhancement proposal to be applied uniquely to these Aldon properties? Will HOC's Priority Sending site properties receive the same enhancement? What about the new Priority Sending Sites that staff is planning to propose? Will they also qualify for the proposed incentive? Under the newly adopted "Option 3" will Aldon and potentially other Priority Sending Site developers be guaranteed FAR while all others get in line for it? Obviously, your decisions on these matters will affect the issues related to dispersion vs. concentration.

Second, in your earlier considerations regarding these South Bethesda properties you recognized the transitional nature of our neighborhood south of Bradley, as a mid-rise residential transition area between the intensive development of central Bethesda and Norwood Park and the single family neighborhood of Chevy Chase West. We are pleased that this proposal recognizes the 70' height and the residential character you have established for our edge area and support those aspects of this proposal.

However, in your earlier action you also recognized the limits of our infrastructure. Bradley Blvd, Offutt Lane and Chevy Chase Dr border these properties. Offutt Lane is 24 ½ feet wide curb to curb and this portion of Chevy Chase Dr is 21 ½ feet wide. The capacity of these residential streets is limited in terms of the number of cars and trucks that can be accommodated. This proposal does not take these limits into account. In addition, exit from all the properties south of Bradley onto Bradley Blvd including via Chevy Chase Dr is severely restricted as congestion backs up traffic at Bradley and Wisconsin. Pedestrian and bicycle safety are also an issue on our narrow residential streets, where there is no bicycle lane and a sidewalk on only one side of the street. Will Aldon dedicate land for public right of way to create 21<sup>st</sup> century streets to accommodate any proposed increase in density? Shouldn't a finding of infrastructure capacity to so substantially increase density be required? Certainly these issues should be included in your considerations.

As I have indicated to you we do not have enough parking in our area for current residents. This is the case even though many, perhaps most, of our residents use transit for commuting. In conversation with Aldon representatives, I have learned that they do not have parking for each of their units and their ratio of parking spaces per unit is below current requirements. Will this proposal rectify this situation? The "Concept/Plan" shows all of the land that Aldon currently uses for parking for these properties converted to green space – a lovely idea but not realistic. Moreover, I have been told by Aldon that the plan does not include underground parking. However, increasing the density necessitates underground parking not just for residents but also for guests and vendors. Will it be required, and will it be at adequate levels?

In addition, as we have told you previously we are very concerned about any map or plan that shows a continuation of Strathmore Ave as a street through the Aldon/HOC properties. We support only a pedestrian/biking path through the property to enhance access to Norwood Park. A new street providing a Strathmore Ave/ Chevy Chase Dr/ Hillandale bypass of Wisconsin Ave must be avoided.

Is Aldon proposing that a doubling of density be linked with the provision of 25 percent MPDU's in Priority Sending Sites as a matter of right? Or, will some more modest increase in density be provided after a reasonable increase in MPDU's and after a thorough review of on the ground considerations?

Now to some concerns about the actual number of units proposed in total and for regulated affordable housing. At the bottom right corner of the "Concept/ Plan" the proposal indicates approximately 602 market rate units with a minimum of 261 affordable units. That equals 30 percent of the units as MPDU's. However, if the totals in the small boxes are added, 728 market rate units plus 410 affordable units (total 1138) are proposed, amounting to 36 percent MPDU's. What exactly is the proposal? I hope the Planning Board will carefully review the current number of apartments and MPDU's and nail down exactly what net outcome can be expected. Also, the proposal only offers numbers of units, not size of units, which you have said would be important for providing housing for families and to determine the likely population and its impact on the area.

Let me offer one final consideration as you review this proposal. Aldon is proposing that "to encourage a mix of redevelopment and preservation, the affordable units created by the redevelopment may include a combination of new and existing qualified units onsite or within the

Bethesda Sector Planning Area..." What exactly does this mean? Will MPDU's be segregated in a particular building? Will the units and/or buildings be as is? Updated? New?

Thank you for this opportunity to lay out the concerns of the neighboring property owners. Thank you also for all of the time and attention you have given to developing a well thought out plan for Bethesda's downtown area and adjacent neighborhoods.

Cordially,

Barbara T. McCall

4720 Chevy Chase Dr. #502

Chevy Chase, MD 20815

MCP-Chair

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**From:** Dreyfuss, Norman  
**Sent:** Monday, May 16, 2016 5:09 PM  
**To:** MCP-Chair  
**Subject:** FW: Aldon Housing Enhancement Proposal  
**Attachments:** Aldon Prop final.docx

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**From:** Barbara McCall  
**Sent:** Monday, May 16, 2016 5:08:35 PM (UTC-05:00) Eastern Time (US & Canada)  
**To:** Dreyfuss, Norman  
**Subject:** Aldon Housing Enhancement Proposal

Dear Commissioner Dreyfuss,  
i have just sent a letter to the Members of the Planning Board outlining comments and questions about Aldon's Housing Enhancement Proposal, which I understand you will consider on Thursday. For your convenience it is attached. In the Board's earlier consideration of the Aldon and HOC properties in South Bethesda you recognized the value of scale and the vitality of our neighborhood. I would very much appreciate the opportunity to talk with you before Thursday's meeting. Would you please call me at 202-812-5430. Cordially, Barbara McCall

DRAFT

May 16, 2016

Dear Chair Anderson and Members of the Board:

Thank you for this opportunity to comment on and ask questions regarding the Aldon/Brown Family proposal for Enhanced Affordable Housing of May 9. This plan prompts many questions and renews many concerns of the Condo Associations neighboring the South Bethesda property involved.

First, let me call your attention to the fact that this site is part of the largest concentration of naturally occurring affordable housing in Bethesda. Along with its neighbors in South Bethesda – the HOC property (adjacent to Aldon between Bradley Boulevard and Chevy Chase Drive), also a Priority Sending Site, and properties along Strathmore Avenue north of Bradley that are part of the Starr proposal. This Aldon and the HOC property are the only affordable housing Priority Sending Sites identified in the staff draft. It is our understanding that both the Planning Board and Montgomery County government want to disperse affordable housing and integrate it in a variety of neighborhoods. While an offer to provide 25 percent of new units as regulated affordable housing is tantalizing, this proposal concentrates affordable housing in South Bethesda. It also doubles the density that you considered appropriate to the area. I think these are critical starting points for your consideration of the Aldon proposal.

Since the June hearing our Associations have supported additional affordable housing throughout Bethesda so that a significant proportion of it is nearer Metro (we are at the half mile mark) or the major employers of NIH and the Walter Reed Military Medical complex. I enthusiastically support your decision to set 15 percent MPDU's as the standard for new development. I urge you to make this mandatory throughout Bethesda and not just incentivize it. Clearly, the Aldon proposal is intended to improve upon your action while obtaining a much larger number of modern market rate apartments for Aldon. Is this enhancement proposal to be applied uniquely to these Aldon properties? Will HOC (with property also in the Priority Sending site) receive the same enhancement? What about the new Priority Sending Sites that staff is planning to propose? Will any be in support of regulated affordable housing, and if so, would they also qualify for the proposed incentive? Under the newly adopted "Option 3" will Aldon and potentially other Priority Sending Site developers be guaranteed FAR while all others get in line for it? Obviously, your decisions on these matters will affect the issues related to dispersion vs. concentration.

Second, in your earlier considerations regarding these South Bethesda properties you recognized the transitional nature of our neighborhood south of Bradley, as a mid-rise residential transition area between the intensive development of central Bethesda and Norwood Park and the single family neighborhood of Chevy Chase West. We are pleased that this proposal recognizes the 70' height and the residential character you have established for our edge area and support those aspects of this proposal.



However, in your earlier action you also recognized the limits of our infrastructure. Bradley Blvd, Offutt Lane and Chevy Chase Dr border these properties. Offutt Lane is 24 ½ feet wide curb to curb and this portion of Chevy Chase Dr is 21 ½ feet wide. The capacity of these residential streets is limited in terms of the number of cars and trucks that can be accommodated. This proposal does not take these limits into account. In addition, exit from all the properties south of Bradley onto Bradley Blvd including via Chevy Chase Dr is severely restricted as congestion backs up traffic at Bradley and Wisconsin. Pedestrian and bicycle safety are also an issue on our narrow residential streets, where there is no bicycle lane and a sidewalk on only one side of the street. Will Aldon dedicate land for public right of way to create 21<sup>st</sup> century streets to accommodate any proposed increase in density? Shouldn't a finding of infrastructure capacity to so substantially increase density be required? Certainly these issues should be included in your considerations.

As I have indicated to you we do not have enough parking in our area for current residents. This is the case even though many, perhaps most, of our residents use transit for commuting. In conversation with Aldon representatives, I have learned that they do not have parking for each of their units and their ratio of parking spaces per unit is below current requirements. Will this proposal rectify this situation? The "Concept/Plan" shows all of the land that Aldon currently uses for parking for these properties converted to green space – a lovely idea but not realistic. Moreover, I have been told by Aldon that the plan does not include underground parking. However, increasing the density necessitates underground parking not just for residents but also for guests and vendors. Will it be required, and will it be at adequate levels?

In addition, as we have told you previously we are very concerned about any map or plan that shows a continuation of Strathmore Ave as a street through the Aldon/HOC properties. We support only a pedestrian/biking path through the property to enhance access to Norwood Park. A new street providing a Strathmore Ave/ Chevy Chase Dr/ Hillendale bypass of Wisconsin Ave must be avoided.

Is Aldon proposing that a doubling of density be linked with the provision of 25 percent MPDU's in Priority Sending Sites as a matter of right? Or, will some modest increase in density be provided after a reasonable increase in MPDU's and after a thorough review of on the ground considerations?

Now to some concerns about the actual number of units proposed in total and for regulated affordable housing. At the bottom right corner of the "Concept/ Plan" the proposal indicates approximately 602 market rate units with a minimum of 261 affordable units. That equals 30 percent of the units as MPDU's. However, if the totals in the small boxes are added, 728 market rate units plus 410 affordable units (total 1138) are proposed, amounting to 36 percent MPDU's. What exactly is the proposal? I hope the Planning Board will carefully review the current number of apartments and MPDU's and nail down exactly what net outcome can be expected. Also, the proposal only offers numbers of units, not size of units, which you have said

would be important for providing housing for families and to determine the likely population and its impact on the area.

Let me offer one final consideration as you review this proposal. Aldon is proposing that "to encourage a mix of redevelopment and preservation, the affordable units created by the redevelopment may include a combination of new and existing qualified units onsite or within the Bethesda Sector Planning Area..." What exactly does this mean? Will MPDU's be segregated in a particular building? Will the units and/or buildings be as is? Updated? New?

Thank you for this opportunity to lay out the concerns of the neighboring property owners. Thank you also for all of the time and attention you have given to developing a well thought out plan for Bethesda's downtown area and adjacent neighborhoods.

Cordially,

Barbara T. McCall

4720 Chevy Chase Dr. #502  
Chevy Chase, MD 20815

MCP-Chair

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**From:** Linda Miller <lindamiller88@gmail.com>  
**Sent:** Monday, May 16, 2016 6:14 PM  
**To:** MCP-Chair  
**Cc:** Roger Berliner  
**Subject:** Bethesda height and density

As long time residents of Bethesda, we join others in asking The Board to ensure that any design guidelines in the Plan include specific provisions to protect the edges and adjacent neighborhoods, including generous set-backs to buffer residences from new development, restrictions on cut-through traffic, and reduced height and density caps near residential properties.

We live want to maintain our "sense of place". We want to live in a community not a canyon.

We care and we vote.

Linda Miller and Greg Feil

MCP-Chair

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**From:** Downing Lu <downing.lu@gmail.com>  
**Sent:** Monday, May 16, 2016 9:42 PM  
**To:** CM Berliner; MCP-Chair  
**Subject:** A Smart Plan for East Bethesda

Dear Montgomery County Planning Board Commissioners,

Thank you for sincerely considering the needs of local East Bethesda Citizens Association residents when making long term development considerations. As an active duty military physician, I chose this area because of walkability to work (Walter Reed), the Metro (to the Pentagon), schools, the bike paths, quiet open space and other amenities. I'd like to see further consideration made to sustaining this pedestrian friendly neighborhood and further working to calm traffic (I have survived many near misses with cars).

Apologies for not being able to attend any planning meetings. I work full time and have young children to care for at night. I understand you have held many meetings and have met some of my wonderful neighbors on walks through the neighborhood.

I understand that the Planning staff deemed the proposed height and density for the eastern side of Wisconsin Avenue along East Bethesda - a residential neighborhood - are excessive, greatly surpassing the capacity of its narrow streets and making its two small parks and the proposed eastern greenway on Tilbury less attractive to use. If implemented, the sector plan could lead to buildings 200-250 ft tall across the street from single family residences. No amount of stepdown will make this attractive for residents to walk in near perpetual shadow.

The current recommendation for the east side of Wisconsin Avenue includes considerably taller buildings than in other edge areas and in some cases taller buildings than on the western side of the street (the side of the Triangle). This places a great burden on residents in edge areas. Compared with the 1994 plan, the proposed plan has tripled heights in some locations along Wisconsin Ave. This is unacceptable.

Please reconsider and change the decisions you reached last Thursday for East Bethesda -- done as I understand without adequately listening to professional staff and residents (many of whom like myself work full time and care for young children during the evenings).

My suggestions include:

Lower the heights on the east side of Wisconsin Ave to reflect heights in other edge areas. Increase traffic calming measures such as lower speed limits on Wisconsin between Cheltenham and Battery (major crossing points for our Elementary school children), raised crosswalks at key intersections, sidewalk grade bike lanes, limited entry points into the neighborhood and increased open space for all.

This currently proposed sector plan poses a great threat to already inadequate infrastructure such as schools, parks, green space, and public transportation -- and to our quality of life and that of future residents.

Thank you for your consideration.

Sincerely,

Downing Lu  
EBCA Resident and Homeowner

MCP-Chair

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**From:** Bill Felling <bill\_felling@jsi.com>  
**Sent:** Tuesday, May 17, 2016 8:48 AM  
**To:** MCP-Chair  
**Cc:** Kronenberg, Robert; kramerarch@att.net; sarobins@lercheearly.com; ike.leggett@montgomerycountymd.org  
**Subject:** 7960 Old Georgetown Road

*Dear Montgomery County Planning Board,*

*I write to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD. I was stunned to discover that this action was taken with no notification to neighborhood residents - I certainly was never notified that this request was even made, let alone that the Planning Board approved it, and only heard about it recently from my neighbors. Increasing the height and density will have a significant impact on me, my family, and my neighborhood because the Old Georgetown Office Park is located directly next to single-family homes and the single family community of Battery Park. As currently constructed, the Office Park already creates significant parking and traffic issues and at 35 feet high overshadows many of the neighboring single-family homes in the Battery Park neighborhood. Increasing the population density and permitted height will cause even more problems and diminish the attractiveness and livability of those homes and Battery Park.*

*I find it especially curious that the Planning Board's own Staff recognized the negative impact that grant of the zoning request would have on the neighboring single-family homes and community, and recommended that the Planning Board deny the request. And, indeed, prior to the Planning Board's April 28 meeting, the Planning Board itself had agreed with that recommendation. Nothing at that April 28 meeting, however, changed the basic facts underlying the Staff's or the Planning Board's prior determination. Therefore, it is hard to understand how the grant of the zoning request over the Staff's and Planning Board's own prior recommendation can be justified, especially considering that grant of the zoning request is inconsistent with the Master Plan itself. Actions like this, taken with limited public notice and in contravention to earlier decisions and staff recommendations, diminish the respect of all government agencies; the public deserves the right to know exactly what prompted the reversal, and have an opportunity to comment on it.*

*In light of these facts, I urge the Planning Board to reverse its prior grant.*

*Sincerely*

*William D. Felling*

MCP-Chair

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**From:** Katya Marin <katya.a.marin@gmail.com>  
**Sent:** Tuesday, May 17, 2016 9:29 AM  
**To:** MCP-Chair; councilmember.berliner@montgomerycountymd.gov; Howerton, Leslye; Anderson, Casey; Presley, Amy; Fani-Gonzalez, Natali; Wells-Harley, Marye; Dreyfuss, Norman; Wright, Gwen; councilmember.floreen@montgomerycountymd.gov; East Bethesda Citizens Association  
**Subject:** Progress on the Bethesda Sector Plan  
**Attachments:** Wisconsin-Rosedale.jpg

To the Planning Board, Planning Staff, and County Council,

I was in attendance for much of last Thursday's meeting, and watched the rest of it online.

I was heartened and grateful to see reconsideration given to some of the heights and densities in the Bethesda Sector Plan. These decisions will, obviously, affect Bethesda residents for years to come, as well as the countless visitors and commuters that pass through the area. While there were steps made in the right direction on May 12, there is still a long way to go. In particular, the 200' plus buildings proposed on Wisconsin are too tall for this area, for reasons you have heard, and reasons I will leave to others.

I prefer to focus here on the traffic studies. Planning Staff's traffic studies indicate that 3 of 4 intersections studied will fail if density is added to the Plan. Traffic studies assume that the Plan will be realized at 90% of proposed density. What this tells me is 1) that you will completely max out our roads with this plan, and 2) that you have left no room for error. It is imprudent to approve a plan that allows development to take us so close to the breaking point. Even if you don't believe that all of the development will take place, it's irresponsible to allow for even the remote possibility that we would bring traffic congestion to this threshold.

Regarding traffic, I would also add that the intersection of Jones Bridge and Wisconsin Avenue is a much better indicator of our failing roads. While it's true that the intersection at Wisconsin and Cedar technically gets more traffic (AADT 63.7K!), it is north of and PAST the choking point where NIH and Naval Medical employees merge on to Wisconsin. It's Wisconsin and Jones Bridge that get frozen, allowing only one or two cars through at a time. And this in turn chokes up Rosedale and Wisconsin (see attached photo), then East-West, and on down to Bradley. The point is, by the time you get to Cedar, things have resumed a relative flow. Try it and you'll see. (Or just check Google Maps at rush hour, and look at Wisconsin, Old Georgetown, and all of Woodmont Triangle.)

Which brings me to my next point. It has become abundantly clear that the Planning Staff and Planning Board are not sufficiently familiar with the area. You ALL should at very least visit, but

ideally would spend enough time in Bethesda to see the streets, the traffic patterns and the residential use cases that you are threatening to destroy.

For example, Ms. Presley claimed that the Woodmont Triangle area doesn't affect residents (and in fact referred to it as "our CBD," as though it were the Planning Board's to do with it as it pleases). The reality is that we walk and drive those streets to get to school, work and activities, most of us many times a day. Those blocks are backed up already, the sidewalks are busy with children walking and biking to and from school, and by adding even what you might project to be insignificant traffic (possibly erroneously), these street will fail pedestrians, bicyclists and drivers alike. Again, come and see. Not for 30 minutes, but day after day.

Simply put, your positions on the Board do not make you better qualified to make these decisions than the residents that you serve. And residents are trying to tell you that the Plan is too aggressive.

This isn't merely because we don't want to look at tall buildings, or live in their shadows. It is because we see that our infrastructure – the roads, the park, the schools (especially the schools) – is already failing. And while you claim that the Plan is devised with these things in mind, it is clear to many of us that it fails. Even if you disagree that it is LIKELY to fail, the RISK of failure is great enough that it should give you pause.

Lastly, there was a case made by Ms. Presley that you have put a great deal of time into these property-by-property decisions, and that there is no new information. I would say that decisions of this magnitude deserve revisiting; that regardless of the existence or absence of new information, these decisions may not have been sound to begin with; and that your job is to serve the good of Montgomery County residents even when, no especially when, it involves reevaluating your own work.

Respectfully,

Katya Marin

East Bethesda Resident since 2005

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katya marin  
301 648 3237





## MCP-CTRACK

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**From:** Robin Ritterhoff <robinritterhoff@hotmail.com>  
**Sent:** Tuesday, May 17, 2016 11:28 AM  
**To:** MCP-Chair; councilmember.berliner@montgomerycountymd.gov  
**Subject:** Very Concerned about Zoning - East Bethesda

Dear Planning Board Chair & Council Member Berlin,

I have lived in East Bethesda for 23 years, having moved here from Capital Hill, DC. I specifically chose Montgomery County over DC or Virginia because of its good governance & our leaders' responsiveness to its citizens. I am hoping that in the current debate over zoning for East Bethesda & particularly the properties that border single family homes, your actions will bear out this faith in Montgomery County's governance.

I am glad that in the May 12 meeting, the Board decided to lower the sector's overall density cap by about 10 percent. That still seems to me like too many additional cars on our jammed-past-capacity roads, classrooms, and even more crowded metro platforms. But it's a step in the right direction.

But I am really aghast that there was was no agreement to lower the heights of the tallest proposed developments: 250 ft on both sides of Cheltenham presently occupied by the car dealership and CVS are and the 200 ft building on Wisconsin Ave north of these buildings. This is just way too tall for construction next to our quiet neighborhood & destroys its character. That would speed Bethesda's evolution into the sterile, soulless office canyons of Roslyn but that sure is what it sounds like is happening!

Please show me through your planning board decisions that you are responsive to loyal residents of Bethesda and do not just answer to developers.

Sincerely,  
Robin Ritterhoff  
4515 West Virginia Avenue  
Bethesda, MD 20814

## **MCP-CTRACK**

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**From:** Ernie <ebkelly50@earthlink.net>  
**Sent:** Tuesday, May 17, 2016 12:23 PM  
**To:** MCP-Chair  
**Cc:** Councilmember.Berliner@montgomerycountymd.gov  
**Subject:** Bethesda Master Plan

We appreciate your continuing work to improve the Bethesda Master Plan, but we want to make sure you know that we feel this is only the beginning of this process. We continue to be concerned that the proposed density recommendations are not sustainable from the perspective of the existing infrastructure and the elementary school population for the Town of Chevy Chase. Further design guidelines must include specific provisions to protect the edges of the town and neighboring communities, including setbacks, restrictions on cut-through traffic and further reductions in height and density caps.

With best wishes,

Ernie and Sally Kelly  
7300 Oak Lane  
Chevy Chase, MD. 20815

## MCP-CTRACK

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**From:** Dlhopsky, Heather - HXD <HDIhopolsky@linowes-law.com>  
**Sent:** Tuesday, May 17, 2016 3:05 PM  
**To:** MCP-Chair  
**Cc:** Kronenberg, Robert; Howerton, Leslye; brown@knopf-brown.com; Michele Rosenfeld (rosenfeldlaw@mail.com)  
**Subject:** 5/12/16 Planning Board worksession on Bethesda Downtown Plan - Building heights discussion  
**Attachments:** SnipImage.jpg

Dear Chairman Anderson and Members of the Planning Board,

I am submitting this email on behalf of ZOM Mid-Atlantic ("ZOM") regarding the properties located at 4816, 4820, and 4910 Moorland Lane and 7511, 7509, 7507, and 7505 Arlington Road, Bethesda (collectively, the "Properties") (while the property located at 4905 Edgemoor Lane is not presently under contract to ZOM, I note that the Planning Board's prior rezoning recommendation for the Properties also applied to this property as well). This email is in response to the Planning Board's significant discussion at their worksession on Thursday evening (May 12<sup>th</sup>) regarding appropriate building heights for edges that are adjacent to single-family residential. There was much discussion of the appropriate heights for these areas, and Staff recommended and the Board agreed that a maximum of 70 feet in height is appropriate for these areas.

There was brief mention of the Properties that ZOM has under contract and, in particular, Commissioner Presley noted the discrepancy between the 70-foot building heights that the Planning Board approved at the May 12<sup>th</sup> worksession for edge districts next to single-family residential, and the only 60 feet approved for the Properties at the Board's worksession on April 28<sup>th</sup>. I am submitting this email to further highlight this discrepancy, and to ask that in light of the decisions made at the worksession this past Thursday evening, the Board revisit whether 70 feet in height should also be recommended for the Properties.

To call the Properties an "edge" seems questionable given that they are within a block or two of the heart of the downtown and a 5-minute walk from Metro. In fact, the slide that Staff presented for this discussion (a copy of which is attached), does not even include the Properties in these "edge" areas where Staff recommended and the Board agreed that height should be limited to 70 feet. If building heights in the blue "edge" areas should be limited to 70 feet, and the Properties are actually located between the 70-foot "edges" and the heart of Bethesda and the Metro Station, why would the Properties drop to 60 feet in height from the 70-foot edges to the west, before heights immediately spring up on the east side of the Properties to 150 feet?

In addition to not even being shown by Staff on the attached slide as located in an "edge", these Properties are certainly not adjacent to single-family residential. As was noted by several of the Board members at the April 28<sup>th</sup> worksession, the Properties are separated from single-family residential by the Bethesda Elementary School and their ballfields, with the nearest single-family home being, even at the very closest point, over 250 feet from the Properties.

Lastly, even if the Properties are revised to reflect 70 feet in height, ZOM still would propose to adhere to the previous recommendation that building height step down on the Arlington Road frontage to 60 feet. There was some discussion at the May 12<sup>th</sup> worksession as to whether the Properties have sufficient depth in order to accommodate this setback. This setback was originally recommended at the Board's January 7<sup>th</sup> worksession, and ZOM and its consultants have had ample time to study this setback. ZOM and its consultants are comfortable that the Properties have sufficient depth to accommodate a meaningful setback from 60 feet in height along Arlington to 70 feet in height on the eastern side of the Properties.

In summary, if the Board recommended last Thursday evening that edge properties next to single-family residential be reduced to 70 feet in height, why would it retain its recommendation that the Properties, which

are not next to single-family residential and in fact are over 250 feet from the nearest single-family residential, be limited to 60 feet in height?

I recognize that the Board is unlikely to allow further additional testimony or comments at the upcoming worksession(s) regarding specific properties and, rather, directed interested property owners and representatives to submit written comments. Thus, I am submitting this email to request that the Board revisit its decision to restrict height on the Properties to 60 feet in light of its significant discussion last Thursday evening that 70 feet is appropriate for edge properties even when they are next to single-family residential, which the Properties are not.

Thank you for your consideration of my comments.

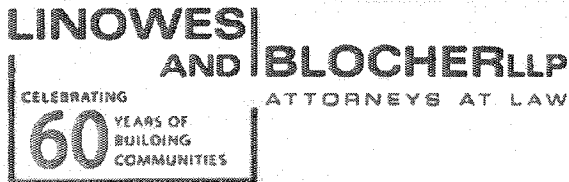
Heather

**Heather Dlhopsky**  
Partner

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**Linowes and Blocher LLP**  
7200 Wisconsin Avenue, Suite 800  
Bethesda, Maryland 20814

Direct: 301.961.5270  
Main: 301.654.0504  
E-mail: [hdlhopsky@linowes-law.com](mailto:hdlhopsky@linowes-law.com)  
LinkedIn: [www.linkedin.com/in/heatherdlhopsky](http://www.linkedin.com/in/heatherdlhopsky)  
Website: [www.linowes-law.com](http://www.linowes-law.com)

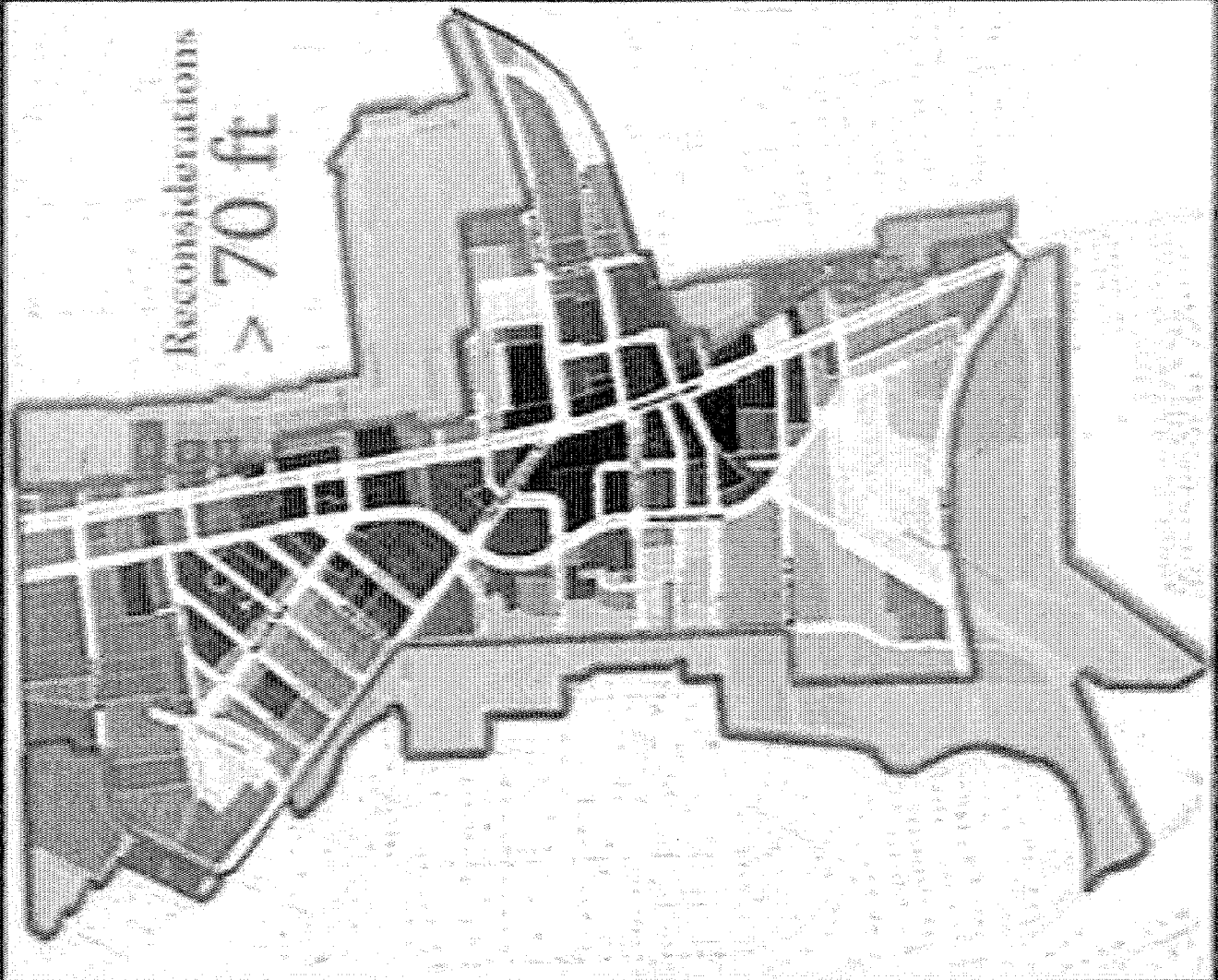


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**Edges as Transitions  
Up to 70 ft**



**Reconsiderations  
> 70 ft**



## MCP-CTRACK

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**From:** O'Neil, Patrick L. <ploneil@lercheearly.com>  
**Sent:** Tuesday, May 17, 2016 3:43 PM  
**To:** MCP-Chair  
**Cc:** O'Neil, Patrick L.; Wright, Gwen; Howerton, Leslye; Kronenberg, Robert; 'David Dabney (ddabney@bethesda.org)'  
**Subject:** Unification of Bethesda Sector Plan District Boundaries  
**Attachments:** Anderson Unification Ltr.pdf

Chairman Anderson –

Please accept the attached letter from the Bethesda Urban Partnership (“BUP”) regarding a request that the Planning Board recommend the unification of the various Bethesda Sector Plan districts in the Planning Board Draft. We apologize for raising this issue late in the process but it only recently came to our attention and the proposed boundary unification also needed to get BUP Board approval. If you have any questions about the request, please do not hesitate to contact me directly.

Best,

Patrick O'Neil  
BUP Chair

--  
**Patrick L. O'Neil - Attorney**  
Lerch, Early & Brewer, Chtd. ideas that work  
3 Bethesda Metro Center - Suite 460 - Bethesda, MD 20814  
Tel: (301) 657-0738 Fax: (301) 347-1536 - ploneil@lercheearly.com  
Cell: (202) 330-1127  
Bio: [www.lercheearly.com/team/patrick-l-oneil](http://www.lercheearly.com/team/patrick-l-oneil)  
Vcard: [www.lercheearly.com/team/patrick-l-oneil-vcard](http://www.lercheearly.com/team/patrick-l-oneil-vcard)

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Business, Residents and  
Government Working for  
a Better Bethesda

Network and Partners at  
7080 Georgia Avenue  
Bethesda, MD 20814

301.251.0000  
301.251.0400  
www.bethesda.org

May 16, 2016



Casey Anderson, Esq.  
Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Unification of Sector Plan Boundaries

Dear Mr. Anderson:

I am writing on behalf of the Bethesda Urban Partnership ("BUP") to request that the Montgomery County Planning Board consider unifying the contours of the various districts located within the Bethesda Sector Plan (the "Sector Plan") area. As shown on the attached map prepared by Montgomery County DTS-GIS, the Sector Plan encompasses the Central Business District, the Urban District, the Arts & Entertainment District, the Parking Lot District and the Transportation Management District. Each of these districts evolved independently over time to accomplish discreet objectives. Bethesda now functions as a cohesive and well defined urban area and many of the once relevant district lines have been blurred by this reality. For example, properties on the west side of Woodmont Avenue, between Middlesex and Hampden Lanes, are excluded from the Urban District, even though they clearly benefit directly from Urban District amenities. Similarly, residential properties along Bradley Boulevard are beneficiaries of transportation demand management opportunities provided by the expanded Bethesda Circulator, but they are not within the Transportation Management District.

As the Planning Board continues its review of the Bethesda Sector Plan, BUP suggests a Sector Plan recommendation advocating the elimination of outdated districts and/or the uniformity of district boundaries. This recommendation would encourage the County Council to legislatively review and update the purpose and scope of the current Bethesda districts. Notably, BUP welcomes the opportunity to foster greater residential/business collaboration in an expanded and cutting-edge Transportation Management District. BUP also sees value in expanding Urban District boundaries to more broadly enhance streetscape services and community programming for the benefit of all Bethesda businesses and residents. This Council-level discussion would also include alternate funding sources to the extent BUP's responsibilities are expanded in a material way.

**BUP thanks you in advance for your consideration of its request.**

Sincerely yours,

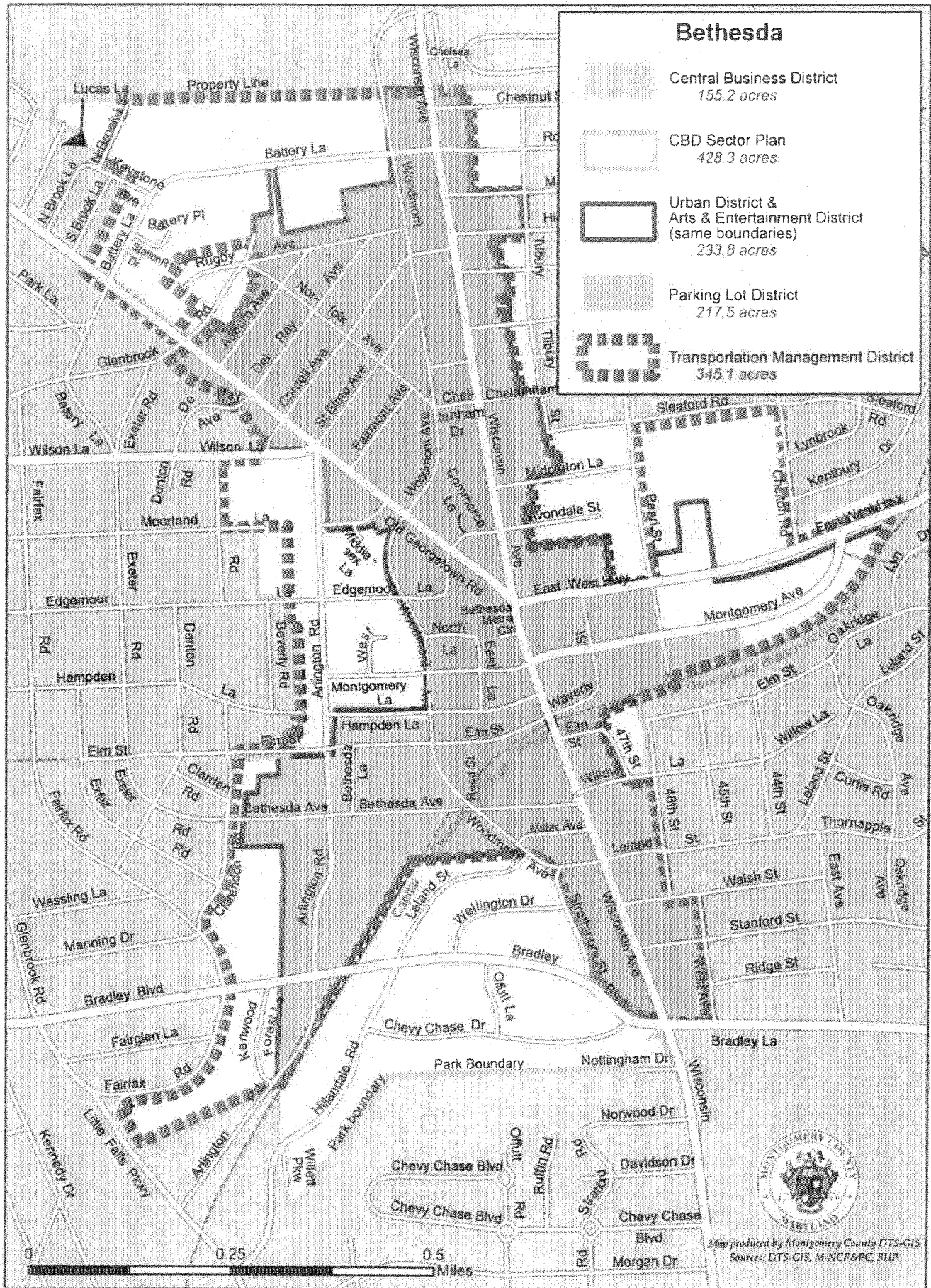


**Patrick L. O'Neil,  
Chair**

**Enclosure: As stated**

**cc: Bethesda Urban Partnership Board  
Gwen Wright  
Leslye Howerton  
Robert Kronenberg**





0 0.25 0.5 Miles



**MCP-CTRACK**

**From:** MCP-Chair  
**Subject:** Invitation to Walk East Bethesda

RECEIVED  
0613  
MAY 16 2016

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

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**From:** Katya Marin  
**Sent:** Monday, May 16, 2016 12:15:25 PM (UTC-05:00) Eastern Time (US & Canada)  
**To:** Anderson, Casey; Presley, Amy; Fani-Gonzalez, Natali; Wells-Harley, Marye; Dreyfuss, Norman  
**Subject:** Re: Invitation to Walk East Bethesda

Mr. Dreyfuss, Ms. Presley, Mrs. Wells-Harley, and Mrs. Fani-Gonzalez, as well as other Planning Board Members and Staff:

The East Bethesda Citizens Association, EBCA, is one of the largest citizens associations in Montgomery County, Maryland. It was started in the 1930's and represents over 1,200 households east of Wisconsin Avenue, north of East-West Highway, west of Columbia Country Club, and south of Jones Bridge Road. We would like to show you our neighborhood.

We invite you to see our neighborhood for yourself, and enjoy a walk-through tour of East Bethesda with us, as your colleagues Mr. Anderson and Mrs. Wright did on May 3rd. As the Sector Plan is of great concern to us, a group of neighborhood residents will make themselves available anytime to show it to you this week. We implore you see firsthand the sites for which you are making such important decisions.

During this last work session on Thursday May 12th some of the Board Members repeatedly stated they needed convincing or new information. We will show it to you. As Mr. Anderson and Mrs. Wright quickly realized and acknowledged when they visited — which we are very grateful for — the area looks and operates VERY different in person standing on the ground than it does looking at an aerial map. This is not so much new information as it is information and insight that the Staff and Board should have had along.

There are highly significant and long-lasting decisions being made and it is important for you to actually come see where and how these decisions will be implemented and how they will affect Bethesda are residents, old and new. We respectfully ask you to take the time to do this with us before this week's work session.

Please provide some times that will work for you.

Respectfully,  
Katya Marin, Vice President, EBCA

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katya marin  
301 648 3237

## MCP-CTRACK

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**From:** David Shipler <dshipler@comcast.net>  
**Sent:** Monday, May 16, 2016 1:31 PM  
**To:** MCP-Chair  
**Cc:** Councilmember.Berliner@montgomerycountymd.gov  
**Subject:** in opposition to the Bethesda Sector Plan

To the Montgomery Country Planning Board:

I am writing with dismay about the plan, even the revisions that the Planning Board recently approved. I appreciate your slight reduction in density, but I think serious problems remain. Years ago, I covered urban planning in New York City for The New York Times, and while there are obvious, major differences in zoning and development between a burgeoning urban area such as Bethesda and a vast and diverse area such as the five boroughs of New York, I believe that there are also similar standards and considerations, which should be part of every planning process. As controversial as some New York proposals were with the local communities affected, I cannot remember any situation in which local voices were so cavalierly dismissed. I cannot recall planners failing so completely to factor into increased densities the need for enhanced transportation, schools, and other infrastructure. Since this period was after an era of drastic urban renewal that displaced people and generated extreme resentment, I did not see the insensitivity that you have displayed to the basic requirement to merge a high-density area gradually—not precipitously—into the low-density scale of an adjoining neighborhood.

I hope that you will make further revisions to protect the edges of those adjacent neighborhoods of single-family homes. Substantial buffers and more restrictive height limitations should be imposed along with limits on cut-through traffic.

I understand the staff's rationale for attempting to concentrate expected future development in Bethesda, as a mass transit hub, in the hope of alleviating some pressure up Rockville Pike. Having watched this kind of thing over the years, I frankly doubt that the concept will work—there will be extensive development up Rockville Pike anyway—but even if it does succeed, it will damage the surrounding communities irreparably. The road system is already inadequate, even without the added density that you've approved. Rents will rise, driving out the retail establishments that serve us well. This has already happened as two auto mechanics—Community Auto and Eastham's—have been displaced. Other local services will not be able to survive in Bethesda, which is already becoming a place of upscale shops and restaurants. It will lose the valuable diversity of retail outlets, forcing us to drive longer distances, generating more traffic, etc. I don't believe that you have thought through the ripple effect of your plan, and I hope you begin to do so now.

This residential community is full of intelligent, educated, and reasonable people who should be taken more seriously than you have done so far. We have thoughtful and sensible ideas. Most of us are not NIMBY zealots, and we recognize the need for development. But it must be well managed, and what you've done does not qualify. We are also politically active, and as some of us told Councilman Berliner at a recent meeting in Chevy Chase, we will remember.

Sincerely,  
David K. Shipler  
4005 Thornapple St.  
Chevy Chase, MD 20815

## MCP-CTRACK

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**From:** Carole O'Leary <carole.oleary01@gmail.com>  
**Sent:** Monday, May 16, 2016 1:32 PM  
**To:** MCP-Chair; Roger Berliner; Howerton, Leslye  
**Cc:** contact@ebca.org; Carole O'Leary; Marc Micozzi; Alicia Micozzi; Amanda Farber; Maj-Britt Dohlie; zaccheusbookspub  
**Subject:** Draft Sector Plan will ruin East Bethesda -add more pollution, more traffic, etc.- MORE

May 16, 2016

Chairman Anderson, County Councilmember Berliner and Ms. Howerton,

Greetings. I am writing for the third time (the second time was in response to the non-responsive email I received from Mr. Berliner) to address the concerns of 1200 (give or take) households who live in **East Bethesda** (represented by the East Bethesda Citizen's Association). I urge you to avoid another **Westbard Debacle** scenario (with local and national media involvement). I urge to to rethink your obsession with literally destroying the human and ecological environment of East Bethesda due to your fixation on giving local developers the green light to do almost anything they propose, without regard to the concerns of the citizens of East Bethesda whose lives will be directly and negatively impacted by the current draft of the Bethesda Sector Plan (notwithstanding the few token changes). Where is Ms. Howerton in all of this? Has she visited East Bethesda recently and engaged in open discussions with our residents? What is her agenda? Based on my experience with GIS-based urban and rural cultural mapping in the Middle East, I simply cannot see where you have addressed our concerns about pedestrian deaths due to traffic density (and, quite frankly, the road rage that will result from it - note: that road rage is already there -try getting heading north out of East Bethesda on to Wisconsin toward the NIH and Navy Med.).

As I understand it, at your last planning board meeting you did **not** make the changes for East Bethesda that we the homeowner-taxpayer-citizens have asked for. Members of the Planning Board: Where are our rights - or do only the developers have rights (I am sure the Washington Post would be interested in this question). We demand with respect that you address the following two issues that are critical to the continued quality of the human and physical environment of East Bethesda:

1. the height and density in the new Bethesda sector plan are particularly excessive along the east side of Wisconsin Avenue
2. the height and density on the east side of Wisconsin Ave along East Bethesda should be reduced to be in line with other edge areas

**Let me note for the record how completely undemocratic your planning process has been.** For example, why do you go out of your way to please the developers (give them your time), yet at the same time, ignore the recommendations of your own professional planning staff (not to mention our requests -i.e. the requests of the homeowner-citizen-taxpayers of East Bethesda). Note: I see another **Westbard Debacle** raising its head!

With respect to your professional planning staff, my understanding is that they recognized that the height and density previously proposed for the eastern side of Wisconsin Avenue along East Bethesda - a residential neighborhood - are excessive, greatly surpassing the capacity of its narrow streets and making its two small parks and the proposed eastern greenway on Tilbury less attractive for users. If implemented in its current

iteration, the sector plan could lead to buildings 200-250 ft tall across the street from single family residences. No amount of step-down will address the fundamental problems with the plan.

**Therefore, I have to conclude that your goal (in close parallel with that of the Developers) is not to prioritize keeping Bethesda sustainable for human habitation (i.e. I can only conclude that your goal is to ignore issues of flow and density as they relate to sustainable communities, and thus participate in the destruction of a healthy, viable, sustainable, longterm human residential settlement - i.e. East Bethesda).**

Your recommendation for the east side of Wisconsin Avenue includes considerably taller buildings than in other edge areas and in some cases taller buildings than on the western side of the street (the side of the Triangle). **Mr. Chairman and Councilmember Berliner, why are you targeting East Bethesda with these destructive actions?**

Mr. Chairman and Councilmember Berliner, I would ask you both to answer this question: **How you define and understand the concepts of equity and sustainability stated in the vision for Bethesda in the proposed sector plan?** You are asking residents in edge areas to bear a very heavy burden in the ill conceived over-development that has taken place and will continue to take place. **Will it ever end?** Compared with the 1994 plan, the proposed plan has tripled heights in some locations along Wisconsin Ave. This is simply unacceptable (**think Westbard**).

In conclusion, along with my fellow residents of East Bethesda, I urge you to review and change the decisions you reached last Thursday for East Bethesda -- done without adequately listening to professional staff and local citizen-taxpayer-residents:

**Avoid another Westbard Debacle and lower the heights on the east side of Wisconsin Ave to reflect heights in other edge areas.**

Mr. Chairman and Councilmember Berliner, as I wrote to you recently, I have lived in East Bethesda since March 1984. I can attest to you that no issue that has made as many people upset and involved (**think Westbard**) as the ill-conceived proposed sector plan. It is a great threat to already inadequate infrastructure such as schools, parks, green space, and public transportation -- and to our quality of life and that of future residents.

In closing, despite my strong reservations concerning what the ultimate outcome of this process will be (given your seemingly unbreakable ties to developers), I thank the Board for starting to move (hopefully) in the right direction to **reduce the density in the Plan to a sustainable level**. I continue to urge the Board to ensure that any design guidelines in the Sector Plan include specific provisions to protect the edges and adjacent neighborhoods (like East Bethesda), including generous set-backs to buffer residences from new development, restrictions on cut-through traffic, and reduced height and density caps near residential properties.

With all good wishes,

Sincerely,

Carole A. O'Leary (4605 Chase Avenue, East Bethesda, MD 20814)

On Mon, May 2, 2016 at 8:43 AM, Carole O'Leary <[carole.oleary01@gmail.com](mailto:carole.oleary01@gmail.com)> wrote:  
Greetings,

As an East Bethesda home owner (not renter) since 1984, I am writing to sharply protest

what the Planning Staff has proposed for Downtown Bethesda, **particularly along the borders of East Bethesda.**

There is simply nothing rational that can explain the decision making of the Planning Staff (except perhaps longtime, close ties with the developers and no ties with the homeowners of Downtown Bethesda -especially East Bethesda). No Social Scientist or Environmentalist would ever recommend what the draft Downtown Bethesda Sector Plan propose. Why? Because what the Planning Staff proposes will significantly add to already existing, over-impacted density (human and traffic) and pollution in this small, compact area of MC, MD.

In reviewing the proposed Downtown Bethesda Sector Plan, it is clear that the Planning Staff has **no concern for** (or understanding of) the **additional** negative impact that the proposed plan will cause on Downtown Bethesda (and on East Bethesda in particular - i.e., a longtime residential zone). **Please note that this proposed new damage must be understood in the context of the permanent damage that the Planning Board has already caused our Downtown Bethesda community - through long term, over-building projects that ignore density, scale, and human and environmental concerns (including pedestrian death due to overly dense, out of control traffic conditions).**

For example, **now** (not even in the future) I am often **trapped** in East Bethesda, unable to cross Wisconsin Ave (heading west) in my vehicle for several rotations of the traffic light (e.g., at Cheltenham and Wisconsin), unable to get across the intersection because the incredible high density traffic blocks the intersection for hours in the morning and evening.

Chairman Anderson, you need to reign in the Planning Board and amend this dangerous plan, which will ruin thousands of citizen's lives in an already over crowded (too high density) area -i.e. downtown Bethesda. Mr. Chairman, you need to address why the Planning Board (since I moved to the area in 1984) appears rank developers' interests first and citizens last. Why is this, Mr. Chairman? Can you explain the close (seemingly interlocked) interests of the Planning Board and local developers?

Mr. Chairman, need to explain (to us -the tax paying home owners) why the Planning Board's draft Sector Plan does not take into consideration the very real concerns of the tax paying home owners of downtown Bethesda, and East Bethesda in particular.

Mr. Chairman, you must be aware that the Planning Board did not conduct adequate studies on how this additional density will impact our already overly dense area (i.e. on traffic congestion -already DANGEROUSLY HIGH for drivers, pedestrians and bike riders alike), not to mention the further negative effect on BCC High School -which as you know has dropped way down in the ratings of MC high schools.

Mr. Chairman, Councilmember Mr. Berliner and Ms. Howerton, you need to put the breaks on this proposed plan, in order do a reality check. Please first start by personally walking the streets of East Bethesda (and those of already absurdly over-dense downtown Bethesda, to meet with residents in order to begin to comprehend what the Planning Board **has already done to our lives (as well as the damage the proposed sector plan will further do to our lives).**

And finally, I would like to know why the Planning Board targeted East Bethesda (my area) for approval of **even greater heights and densities than the downtown area?** This is insidious, dangerous and destructive. The citizens of East Bethesda will not stand for it. You will hear more from us, the national and local media will hear from us, and we will seek legal counsel on this critical matter.

Thank you and I would appreciate a written response that thoroughly addresses my concerns (not some boilerplate response).

Sincerely,

Carole A. O'Leary, Marc Micozzi (spouse) Alicia Micozzi/daughter (owners)  
4605 Chase Ave  
EAST BETHESDA, MD 20814  
301 654 4706

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Sincerely,  
Prof. Carole A. O'Leary  
Senior Adviser and Co-Director

**Iraqi Kurdistan Religious Freedom Study/The Middle East Cultural Mapping Project**

An Initiative of the Interdisciplinary Program in Law & Religion at  
Catholic University's Columbus School of Law and Michael Moran & Associates, LLC  
Washington, DC 20064 and Chevy Chase, MD 20815

Tel.: (01) 301 675 9809, E-mail: [Carole.OLeary01@gmail.com](mailto:Carole.OLeary01@gmail.com)

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MCP-CTRACK

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

**From:** Brown Paul <paulwbrown@comcast.net>  
**Sent:** Friday, May 13, 2016 4:25 PM  
**To:** MCP-Chair  
**Cc:** Kronenberg, Robert; kramerarch@att.net; sarobins@lerchearly.com;  
ike.leggett@montgomerycountymd.org  
**Subject:** Battery Park neighborhood construction

Dear Montgomery County Planning Board,

I write to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD. This property lies within our community of Battery Park, and many years ago its residents were instrumental in limiting the height of its office building during the approval process. The Planning Board's decision now contradicts the spirit of the original master plan and lays waste to all of our earlier efforts.

The Planning Board's own Staff recognized the negative impact that grant of the zoning request would have on the neighboring single-family homes and community, and recommended that the Planning Board deny the request. And, indeed, prior to the Planning Board's April 28 meeting, the Planning Board itself had agreed with that recommendation. Nothing at that April 28 meeting, however, changed the basic facts underlying the Staff's or the Planning Board's prior determination. It is hard to understand how the grant of the zoning request over the Staff's and Planning Board's own prior recommendation can be justified, especially considering that the zoning request is inconsistent with the Master Plan itself.

Please spare us this interminable embrace of "development" along the residential borders of downtown Bethesda, which has become little more than a checkerboard of bulldozers, cranes, and street blockages that make all of us who live at its circumference lament what is happening. Is the tax base income increase really that important?

Sincerely,

A rectangular box with a thin black border, containing a small 'x' icon in the top-left corner, indicating a redacted signature.

Paul W Brown, M.D.  
7815 Exeter Road  
Bethesda MD

## **MCP-CTRACK**

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**From:** Bernadette Kiel <kielcrew@verizon.net>  
**Sent:** Friday, May 13, 2016 4:56 PM  
**To:** MCP-Chair  
**Cc:** Kronenberg, Robert; kramerarch@att.net; ikeleggett@montgomerycountymd.org; sarobins@learchearly.com  
**Subject:** 7960 Old Georgetown Rd.

To Whom it may concern:

I am writing to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD.

First, I am a property owner directly affected by this decision and was never informed of the proposal to make these changes. I believe it is your responsibility to citizen of Montgomery County to provide adequate notice of changes to properties directly effected by changes, especially within residential communities. This property is actually located within the Battery Park residential community.

Second, the property shares property lines with residential houses and is will tower over the homes it is next too.

Third, the building already creates a hugh problem on Glenbrook Road with lack of parking for it's visitors and traffic. Our children bike/walk to BCC High School and adding a bigger building will increase the traffic on this street. SHOULD SAFETY OF OUR CHILDREN AND CITZENS WELL BEING NOT COME FIRST?

Lastly, The Planning Board staff did not support this change. Why are you going against this recommendation? While I understand Bethesda is changing from a sleepy residential community into an urban one, there is no need to drastically increase heights of buildings that directly border residential communities. We pay taxes and vote.

WHY are you making this change?

Bernadette Kiel  
Resident, Battery Park

## MCP-CTRACK

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**From:** Dianna Louis <dlouis6607@me.com>  
**Sent:** Friday, May 13, 2016 4:56 PM  
**To:** MCP-Chair  
**Cc:** Kronenberg, Robert; kramerarch@att.net; sarobbins@lercheary.com  
**Subject:** 7960 Old Georgetown Rd. Bethesda

*Dear Montgomery County Planning Board,*

*I write to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD. I was never notified that this request was even made, let alone that the Planning Board approved it, and only heard about it recently from my neighbors. Unless reversed, the grant of the request will have a significant impact on me, my family, and my neighborhood because the Old Georgetown Office Park is located directly next to single-family homes and the single family community of Battery Park. As currently constructed, the Office Park already creates significant parking and traffic issues and at 35 feet high overshadows the neighboring single-family homes and Battery Park neighborhood. Increasing the population density and permitted height will cause even more problems and diminish the attractiveness and livability of those homes and Battery Park.*

*The Planning Board's own Staff recognized the negative impact that grant of the zoning request would have on the neighboring single-family homes and community, and recommended that the Planning Board deny the request. And, indeed, prior to the Planning Board's April 28 meeting, the Planning Board itself had agreed with that recommendation. Nothing at that April 28 meeting, however, changed the basic facts underlying the Staff's or the Planning Board's prior determination. Therefore, it is hard to understand how the grant of the zoning request over the Staff's and Planning Board's own prior recommendation can be justified, especially considering that grant of the zoning request is inconsistent with the Master Plan itself. In light of these facts, we urge the Planning Board to reverse its prior grant.*

Sincerely,  
Dianna Louis  
Carey Butsavage

**MCP-CTRACK**

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**From:** ScottFosler@aol.com  
**Sent:** Friday, May 13, 2016 5:02 PM  
**To:** MCP-Chair  
**Subject:** Town of Chevy Chase May 12, 2016 Statement  
**Attachments:** Fosler TOCC to MCPB 2001-5-12.doc

Please see attachment.

**Statement  
by  
Scott Fosler, Mayor  
Town of Chevy Chase, MD  
to the  
Montgomery County Planning Board  
May 12, 2016**

Dear Chairman Anderson and Members of the Planning Board,

The Town of Chevy Chase had an election last week which generated an historically unprecedented voter turnout and clarified the Town's position on the Bethesda Downtown Sector Plan. I would like to update you on our Town's thinking and position on the plan, offer two proposals which we think could help resolve several problems and share with you an idea that we hope might help advance a constructive dialogue on how to think about our community's, and our county's, complex planning challenges going forward.

**Our Town's Position**

Yesterday the Town Council, including the three newly elected councilmembers and the two incumbents on our five-member council, unanimously endorsed the statement of April 7, 2016 sent to you by the Town Council, which outlines in some detail our concerns and specific recommendations for the Bethesda plan.

Let me briefly update and summarize the key points of our position.

First, we believe that the Planning Board has widely overshot the mark on density through the increased zoning you have parceled out on an incremental basis to individual property owners, without fully accounting for the aggregate impact on the area as whole, including our adjacent residential community. We ask you to reduce the overall development density in the Plan. The strain on key elements of our infrastructure is already beyond the breaking point, and this additional density will further exacerbate traffic congestion and school overcrowding, and undermine quality of life in surrounding neighborhoods due to increased cut-through traffic, noise, and related effects.

By the latest count we have, the Board has provisionally approved 35.3 million square feet, up from 23.6 million square feet currently developed (and almost 3 million square feet more than the Planning Department staff recommended).

It is our understanding that the Planning Department has not yet completed studies demonstrating that this level of development is sustainable. We believe that even the Planning Department's own number of 32.4 million square feet is significantly more density than is necessary to accommodate projected growth. Meanwhile, Montgomery

County Public Schools has already indicated that it will have problems accommodating the students likely to be generated by 32.4 million square feet of development.

We would also urge that reductions in density be made proportionately towards and along the edges of the sector, which would both favor protection of adjacent residential neighborhoods and also help restore the original conception of density concentrated in the center and tapering down to the edges.

Second, we ask you to assure that any new development you approve on the edges of our community is compatible with life in our single-family home community. This means that there needs to be a real focus on buffers, including parks and open space, between development and residences. Much of what is in the draft plan is quite positive in this regard, but those good elements need to be clearly enshrined in the final plan. These include cut-through traffic mitigation, keeping any projects on our borders to a reasonable scale in terms of heights, keeping density of buildings reasonable (including keeping developers from importing density to their projects above what the Planning Board approves), and making sure that any commercial development does not include unacceptable uses.

### **Two Proposals**

Here are two proposals that we believe will help to achieve these objectives. First, several of our residents, working with residents of neighboring communities, have identified certain projects where the proposed heights, densities, and/or zoning classifications are inappropriate; collectively, these projects represent an opportunity to reduce the density in the plan by up to 4.5 million square feet. The Town is already on record supporting the proposed changes to the specific properties that have been identified adjacent to the Town, and we would be pleased to specify these again.

The second proposal is to apply a kind of "overlay zone" that, notwithstanding anything else in the Plan, imposes specific restrictions on any development next to the Town in terms of height restrictions, density caps, and prohibited uses. We would be happy to share with you a model of what this might look like based on some similar overlays in the Montgomery County Zoning Code, and their application to other communities. What we are essentially asking for here is that low density residential communities like ours that share similar circumstances in being adjacent to much denser mixed residential and commercial clusters be treated in a like manner as similar communities elsewhere in the county. This is a simple matter of equity.

### **And an Idea to Foster Dialogue: Edge – and Edgy – Communities**

And this leads me to the idea we'd like to share with you which has emerged over the past few months in our community, and which we hope might be helpful in fashioning a more constructive planning dialogue for all involved in this process.

What emerged during the course of this election cycle was a belief that the unique urban form our community has taken in recent decades is not fully recognized or understood with sufficient precision by the Planning Board – or by virtually anyone else for that matter -- and that as a consequence the Board appears to be applying planning concepts and methods that not only are inapplicable to this particular urban form, but could undermine its full emergence in the best interest of a flourishing, diverse, and economically prosperous Bethesda and Montgomery County.

The emergent urban form I'm taking about is perhaps best described as an "edge community" -- perhaps even an "edgy community" -- a composite of low density (largely single family) residential neighborhoods snug up against higher density mixed use residential and commercial districts, all interacting increasingly as a single organic entity wholly within a much larger and increasingly complex metropolitan region.

This is not to suggest that this urban form is either unrecognized or unique to our community. It is called by a wide variety of names, such as "inner suburbs" and various forms of "smart growth," "new urbanism," "sustainable communities," and so on. And there is ample evidence that it is a form that has become quite common not just in Montgomery County, but throughout the greater Washington Region, and indeed throughout the increasingly metropolitan fabric of urban development that now characterizes much of the United States. But the feeling among our residents is that the particular kinds of challenges we confront in such circumstances have yet to be fully captured, precisely articulated, or carefully thought through.

Such edge communities are certainly not "New Towns," of the seminal Reston or Columbia model (although it is noteworthy that Chevy Chase itself was originally a form of "new town" when it was first conceived and took shape in the late 19<sup>th</sup> century). And yet if you probe the features of edge communities such as ours, it is uncanny how they actually possess many of the same traits the visionaries Simon and Rouse had in mind when they first conceived of their wholly new urban forms, and began to construct them out of whole cloth decades ago. Their visions – and various spinoff urban forms that have emerged since -- include combinations of high and low density, mixed residential and commercial uses, in livable places where residents enjoy a wide array of housing, employment, shopping, recreation and transportation choices, with high mobility to move about these varied land uses, along with attractive public spaces conducive to recreation, peaceful reflection, and active civic engagement.

The key difference is that while Reston and Columbia (and similar if less ambitious but deliberately fabricated communities) have had to struggle to create these features from scratch, and then to get them to mix harmoniously with one another, the edge communities have been evolving these features in a far more spontaneous and organic manner (although certainly not without the help of visionary and creative planners and public officials Montgomery County has been fortunate to have over the years).

Nor are edge communities the same as the "edge cities" that were identified a little over two decades ago, that is, very large and dense urban clusters, with their own commercial

and retail centers, developing within and on the fringes of major metropolitan regions, with little or no reference to adjacent low density, and already well-established residential communities. What Garreau described is essentially what we see today in Tyson's Corners in Virginia. If our neighbors in Virginia desire such mammoth and largely autonomous mega-edge cities, that is entirely their prerogative. But I can assure you that the residents in our community do not want to become another Tyson's Corner, or to otherwise be engulfed by one.

What we are suggesting is that the Planning Board pause and do a kind of mid-course check on the whether the Bethesda plan as crafted thus far is really taking our community, and Montgomery County, in the right direction. Even comparatively small degrees of change in direction at this stage could still make very large differences further down the road. And perhaps it could mean the difference between the full emergence of creative and dynamic new edge communities, or the mounting distress of ever increasing numbers of citizens who feel the planning process is not looking out for their interests. It seems you are getting strong signals that a mid-course correction may be warranted.

Let me be clear that we are not just resisting the direction you are taking us, and recommending that you do nothing. We are suggesting that there may be an alternative way, a different option that perhaps no one has yet fully considered, or fleshed out, one that is better for our immediate residential community, better for our broader Bethesda edge community (including, to be sure, the "downtown" area of the Sector Plan), and better for Montgomery County.

We would be happy to provide further detail on any of these points, and look forward to continuing the conversation.

Sincerely,

Scott Fosler, Mayor  
Town of Chevy Chase



## MCP-CTRACK

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**From:** Carole O'Leary <carole.oleary01@gmail.com>  
**Sent:** Saturday, May 14, 2016 9:12 AM  
**To:** Councilmember Berliner  
**Cc:** MCP-Chair; Roger Berliner; Howerton, Leslye; Maj-Britt Dohlie; contact@ebca.org; Marc Micozzi; lisavee@mindspring.com; Katya Marin; Amanda Farber; Carole O'Leary; Alicia Micozzi; zaccheusbookspub  
**Subject:** Re: draft Bethesda Sector Plan will ruin East Bethesda -add more pollution, more traffic, etc.

Dear Councilmember Berliner,

Good greetings. I appreciate that you took the time to write back to me, but I have to say that my direct concerns were not addressed. For the record, they are:

1. The plans as developed would destroy not only the East Bethesda neighborhood but run havoc with infrastructure in the whole area. I note for the record that the Triangle would be completely destroyed, although you already have a good start on that destruction;
2. Our position, as East Bethesda homeowners, is that we have to fight just to not be treated worse than other transition areas - which we definitely are now - which is abundantly clear if you view the draft sector plan map (in our case sent to us by the EBCA).

In closing, as you measure the needs and direct wishes of your East Bethesda home owner-taxpayers against those of the developers whose interests are clearly favored in the draft plan, I urge you to recall and consider the "Westbard debacle" -which occurred even after you cut the Westbard plan by 50%.

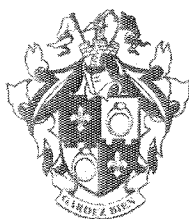
I urge you, Chairman Anderson and the members of the Planning Council to to examine the critical issues of **flow and density** (already out of control) and also to focus on preserving the quality of our lives here in East and downtown Bethesda, rather than on the money that rolls in from the developers who don't have to live here. Why is the Planning Board seemingly so obsessed with increasing flow and density in East and Downtown Bethesda beyond any healthy human and environmental carrying capacity?

Mr. Councilmember, we the homeowner-tax payers of East Bethesda very much want to know that you (and the Council) value our lives and needs, as much as those of the developers who are ultimately only interested in the revenue associated with all of the over building they are engaged in.

Best wishes,

Carole. A. O'Leary

On Wed, May 11, 2016 at 6:34 PM, Councilmember Berliner <[councilmember.berliner@mccouncilmd.lmhostediq.com](mailto:councilmember.berliner@mccouncilmd.lmhostediq.com)> wrote:



**MONTGOMERY COUNTY COUNCIL**  
ROCKVILLE, MARYLAND

**ROGER BERLINER**  
COUNCILMEMBER  
DISTRICT 1

Dear Ms. O'Leary,

Thank you for writing to me and sharing your concerns about the Planning Board's recent recommendations for properties adjacent to the neighborhoods of East Bethesda. As someone who believes that master planning must be sensitive to the needs of established, residential neighborhoods, I will be examining all recommendations for these properties carefully when the Bethesda Downtown Plan comes before the full Council.

The Planning Board held its eleventh worksession on the Bethesda Plan on May 28th and has another worksession scheduled for tomorrow evening. It is still not clear to me when they will finish their work, but I am told that the Planning Board may send their recommendations over to the County Council sometime this summer. If that timing holds true, the Council will likely hold its public hearing on the Plan in early fall. Following that public hearing, the Planning Housing and Economic Development Committee (PHED) will begin its review of the Planning Board's recommendations. The PHED Committee, comprised of Council President Floreen, Councilmember Leventhal, and Councilmember Riemer, will be the first to vote on this plan so you should consider directing your comments to them from the very beginning of the Council's process. I am not a member of the PHED Committee but plan to sit in on those worksessions.

We are busy working on the FY '17 capital and operating budgets right now, but as June rolls around and the Planning Board is closer to sending their recommendations over to the Council, I will begin taking meetings on the Bethesda Plan though I will not weigh in on specific issues until the Council receives the Planning Board Draft.

The Bethesda Downtown Plan will serve as the blueprint for Bethesda for the next twenty years. It is important to get it right and you have my commitment to do everything within my power to do just that.

Best regards,

Roger Berliner  
Councilmember  
District 1

## MCP-CTRACK

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**From:** mdohlie <mdohlie@gmail.com>  
**Sent:** Sunday, May 15, 2016 5:48 PM  
**To:** Anderson, Casey; MCP-Chair  
**Cc:** Councilmember Berliner; Wright, Gwen  
**Subject:** Bethesda sector plan

To the Planning Board Commissioners,

Your meeting last Thursday drove home to us how utterly undemocratic the planning process is - in fact, making a mockery of both democracy and common sense. It is totally incomprehensible to us that after giving so much time to developers, listening to them and giving them what they requested, you would disregard the recommendations of the professional Planning Staff as well as requests from residents.

The Planning Staff recognized that the height and density previously proposed for the eastern side of Wisconsin Avenue along East Bethesda - a residential neighborhood - are excessive, greatly surpassing the capacity of its narrow streets and making its two small parks and the proposed eastern greenway on Tilbury less attractive to use. If implemented, the sector plan could lead to buildings 200-250 ft tall across the street from single family residences. No amount of stepdown will make this attractive - and we assume your aim is to keep Bethesda an attractive area to live?

Your recommendation for the east side of Wisconsin Avenue includes considerably taller buildings than in other edge areas and in some cases taller buildings than on the western side of the street (the side of the Triangle). We wonder how you interpret the concepts of equity and sustainability stated in the vision for Bethesda in the proposed sector plan. You are asking residents in edge areas to bear a very great burden in the development that will take place. Compared with the 1994 plan, the proposed plan has tripled heights in some locations along Wisconsin Ave. This is unacceptable.

We respectfully request that you review and change the decisions you reached last Thursday for East Bethesda -- done without adequately listening to professional staff and residents:

Lower the heights on the east side of Wisconsin Ave to reflect heights in other edge areas.

We can tell you that we have lived in Bethesda for a long time and that we remember no issue that have made as many people upset and involved as the ill-conceived proposed sector plan. It is a great threat to already inadequate infrastructure such as schools, parks, green space, and public transportation -- and to our quality of life and that of future residents.

Michael Evenson  
Maj-Britt Dohlie  
Bethesda

Sent from my iPhone

## MCP-CTRACK

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**From:** Elizabeth Mumford <eam222@verizon.net>  
**Sent:** Sunday, May 15, 2016 9:03 PM  
**To:** MCP-Chair  
**Cc:** Councilmember.berliner@montgomerycountymd.gov  
**Subject:** Planning Board May 12 decision on density

Dear Chairman Anderson,

I want to thank the Board for the May 12 decision to reduce the density in the Plan for the Bethesda Central Business District to a sustainable level. I daily pass a new tower (now more than a year complete) with empty ground floor space. It must not be a good location for a retail or other consumer business. And yet the building is that much bulkier/taller to accommodate that empty, unused square footage. And so I also want to urge the Board to ensure that any design guidelines in the Plan include specific provisions to protect the edges and adjacent neighborhoods, including generous set-backs to buffer residences from new development, restrictions on cut-through traffic, and reduced height and density caps near residential properties.

Thank you for your continued efforts and attention to these thorny issues that have repercussions for public health and quality of life of the citizenry in the coming decades.

Best,

Elizabeth A. Mumford  
4301 Stanford ST  
Chevy Chase, MD 20815-5209  
(H) 301-656-6124  
(C) 301-928-6094

## MCP-CTRACK

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**From:** Fairlie Maginnes <fairlieam@gmail.com>  
**Sent:** Sunday, May 15, 2016 10:05 PM  
**To:** MCP-Chair; CM Berliner  
**Subject:** Bethesda Sector Plan

Dear Chairman,

Thank you and the Board for moving in the right direction to reduce the density in the Plan to a sustainable level. We urge you to ensure that any design have provisions to protect the edges and adjacent neighborhoods, including generous set-backs to buffer residents from new development, restrictions on cut-through traffic, and reduce any impact on adjacent properties.

Respectfully yours,

David and Fairlie Maginnes  
Bechwood Drive

## MCP-CTRACK

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**From:** Saumil Doshi <saumil.s.doshi@gmail.com>  
**Sent:** Sunday, May 15, 2016 10:19 PM  
**To:** MCP-Chair; Councilmember.Berliner@montgomerycountymd.gov  
**Subject:** Bethesda Planning Board

Dear Planning Board Commissioners,

As a resident of East Bethesda, I urge you to consider further reducing heights and densities near edge neighborhoods as you move forward with the Bethesda Sector Plan. While I am for development, I would like for it to be done in a thoughtful, sustainable manner. I have seen too many communities wither because of haphazard over-development.

Our schools are already over-crowded, traffic is horrific (it often takes me 10 minutes simply to leave my immediate neighborhood to get onto Wisconsin Ave - and this is without the proposed development), the Metro is having problems and will not be able to support the additional riders. Most importantly, further density without adequate greenspace does not create a community that is attractive for anyone to live in.

I urge you to lower heights along Wisconsin Ave. I would also like you to ensure that any further development is done with a plan for adequate greenspace, school infrastructure, preservation of the tree canopy, and bike lanes.

Sincerely,

Saumil Doshi  
Rupali Doshi  
4509 S Chelsea Ln  
Bethesda MD 20814

## MCP-CTRACK

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**From:** Fritz Andersen <fandersen11@gmail.com>  
**Sent:** Sunday, May 15, 2016 11:06 PM  
**To:** MCP-Chair; Councilmember Berliner  
**Subject:** New board decisions

Gentlemen:

I would like to thank you for your actions on reducing the height of upcoming building constructions, but being a neighbor across from the Bethesda Library, I can also see how many more buildings are going up at a breakneck speed. The quality of our life will deteriorate if we continue to allow larger and larger buildings as our direct neighbors.

Please continue also to consider traffic restrictions, since the downtown traffic is getting incredibly congested.

Sincerely

Fritz Andersen MD  
7405 Arlington Rd. #203

## **MCP-CTRACK**

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**From:** Lloyd Guerci <lgjreg@hotmail.com>  
**Sent:** Monday, May 16, 2016 8:04 AM  
**To:** Anderson, Casey; MCP-Chair; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy  
**Cc:** Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; Naomi Spinrad  
**Subject:** Bethesda Downtown Plan - Green Space by the Fire Station  
**Attachments:** Bethesda Downtown Plan Green Space by the Fire Station.pdf

Chairman Anderson and Members of the Board:

Attached is the Citizens Coordinating Committee's letter regarding green space by the fire station. Thank you for your consideration of this important matter.

Lloyd Guerci, Chair  
Citizens Coordinating Committee on Friendship Heights



## Citizens Coordinating Committee on Friendship Heights

May 16, 2016

Chairman Casey Anderson and Members of the Board  
Montgomery County Planning Board  
8787 Georgia Ave.  
Silver Spring, Maryland 20910

Re: Bethesda Downtown Plan – Green Space by the Fire Station

Dear Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Fani-Gonzalez, and Presley:

I am writing on behalf of the Citizens Coordinating Committee on Friendship Heights (CCCFH) in support of the proposal of the Chevy Chase West Neighborhood Association, which is a member of CCCFH, to designate certain space in the Bethesda Downtown Plan as green space.

As you know, Chevy Chase West proposed that the green space between Nottingham Drive and Chevy Chase Drive, to the west of Fire Station 6, be designated and preserved as green, open space. This would provide non-vehicular connectivity to Norwood Park from the area of the Eastern Greenway, and would continue to serve the immediate neighborhood.

This green space is already used by the surrounding community. Children from nearby midrise apartment buildings (including the HOC property) and St. John's Church Oneness School and its summer program play there regularly. Pedestrians cut through now to the park. Some additional improvements (for example, installation of a sidewalk on the north side of Nottingham between this green space and the park, attention to drainage and plantings at the park entrance, and appropriate signage to and within the park) would make this both an attractive and valuable connector between green spaces and a compatible transition to a residential area.

Making this a designated green space would accomplish the following:

- Purchase or lease of the property by the County and/or Parks would maintain a sizeable green space in Bethesda, where such space is limited.
- Any funds generated for the Bethesda Fire Department might be designated for refurbishment or replacement of the standalone station.
- Although the MCFRS draft plan makes it clear that no expansion of Fire Station 6 is currently envisioned, maintaining the green space would leave open the possibility of expansion in the far future, a significant public safety consideration in light of continuing growth in the Bethesda-Chevy Chase area and the geographical distribution of nearby fire stations. Fire safety is the stated mission of the Bethesda Fire Department.

We emphasize that there is more demand for parks and open space than is currently provided or anticipated as the plan builds out, and note that Norwood Park is not within the Bethesda

Representing the Citizens Associations of Brookdale, Chevy Chase Village, Chevy Chase West, Drummond, Glen Echo Heights, Green Acres-Glen Cove, Kenwood, Kenwood Condominium, Kenwood House Cooperative, Kenwood Place Condominium, Mohican Hills, Somerset, Springfield, Sumner, Sumner Village Condominium, Westmoreland, Westbard Mews, Westwood Mews, and Wood Acres

Downtown Plan boundaries. The substantial shortage in green and open space in downtown Bethesda will only get worse with the added density in the plan. The space by the fire station is approximately 30,000 square feet and it would make a significant contribution to green space within the plan area.

Thank you for your consideration.

Respectfully submitted,



Lloyd S. Guerci  
Chair, Citizens Coordinating Committee on Friendship Heights

cc: Gwen Wright, [Gwen.Wright@mncppc-mc.org](mailto:Gwen.Wright@mncppc-mc.org)  
Robert Kronenberg, [Robert.Kronenberg@montgomeryplanning.org](mailto:Robert.Kronenberg@montgomeryplanning.org)  
Leslye Howerton, [Leslye.Howerton@montgomeryplanning.org](mailto:Leslye.Howerton@montgomeryplanning.org)  
Naomi Spinrad, Chevy Chase West Neighborhood Association

## MCP-CTRACK

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**From:** Richard S. Lewis <rlewis@hausfeld.com>  
**Sent:** Monday, May 16, 2016 10:03 AM  
**To:** MCP-Chair; councilmember.berliner@montgomerycountymd.gov  
**Subject:** FW: Update: Bethesda height and dPhilip Pillie <PPillie@smithstag.com>ensity -

**From:** Maj-Britt Dohlie [mailto:mdohlie@gmail.com]  
**Sent:** Monday, May 16, 2016 9:36 AM  
**To:** Richard S. Lewis <rlewis@hausfeld.com>  
**Subject:** Re: Update: Bethesda height and density -

To the Planning Board Commissioners,

It seems the developers' interest in building the biggest buildings and houses in Bethesda is the controlling interest in decision making . The wishes of the community are largely ignored . The planning for development and its relationship to traffic is non-existent. Basically the Wisconsin Ave and Old Georgetown area are a jammed parking lot every morning and every evening during the week .

Your recommendation for the east side of Wisconsin Avenue includes considerably taller buildings than in other edge areas and in some cases taller buildings than on the western side of the street (the side of the Triangle). This is another example of allowing the interest of the developers to override that of the community . Please do not allow this pattern to continue .

Rich Lewis

West Virginia Ave

Bethesda

## MCP-CTRACK

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**From:** Grace Palladino <palladin20814@yahoo.com>  
**Sent:** Monday, May 16, 2016 10:26 AM  
**To:** MCP-Chair  
**Cc:** Councilmember.Berliner@montgomerycountymd.gov  
**Subject:** Bethesda Sector Plan

As residents of East Bethesda, we listened to the Planning Board's meeting last week and appreciated your efforts to reduce the density in the Bethesda Sector Plan to a sustainable level – a step in the right direction, especially as far as East Bethesda is concerned. We certainly hope that the final plan will include set-backs and reduced height and density caps to protect the edges and adjacent residential properties. But we question the decision to trade height restrictions for land donations (near Chase St.). While green space is always welcome – and necessary – a 200-foot structure in that location is too high a price to pay if the existing "park" that adjoins that space is any indication of what we can expect. Likewise, the 250-foot buildings planned for the south and north side of Cheltenham are good examples of the "canyon" effect that many residents hope to avoid.

We hope that as you finalize these plans you will be as concerned with current tax-payers and their quality of life as you are with future residents.

Thanks very much.

Grace Palladino and Brad Piepmeier  
4524 N. Chelsea Lane  
Bethesda, MD 20814

## MCP-CTRACK

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**From:** Levitt, David (CIV) <David.Levitt@usdoj.gov>  
**Sent:** Monday, May 16, 2016 10:42 AM  
**To:** MCP-Chair  
**Cc:** bslevitt@gmail.com; cebaskir@verizon.net  
**Subject:** Recent Decisions By Planning Board Concerning Bethesda Sector Plan

Dear Chairman Anderson,

We are encouraged that the recent decisions by the Planning Board appear to move to more "user friendly" policies concerning the Bethesda Sector Plan. The reductions in overall densities are welcome, as are the restrictions on building heights in some cases. There are major omissions, however, which we hope the Planning Board can still consider.

First, as we have noted in prior emails, we hope the Planning Board will not recommend that any commercial development be allowed on the municipal parking lots behind the Farm Women's Coop in Bethesda. The parking lots are functional as they are, and many people (including us) would like them to remain unchanged (why spend money on something that already works?). If there is a felt need to "modernize" this space (one we don't find logical personally), we hope it will be converted to a park, not a commercial development.

Second, we hope the Planning Board will ensure that no commercial developments are allowed to encroach on single family neighborhoods in Chevy Chase. Although we are not qualified to recommend particular "setbacks," we think tall buildings should be restricted to commercial boulevards such as Wisconsin Avenue. There should be no tall buildings fronting on property that does not itself front on the commercial boulevard. Our residential community wants to remain residential, and this means no tall commercial buildings close to streets containing individual houses.

Finally, a "land grab" for downtown Bethesda is okay with us, but please make sure the developers pay dearly for their rights. What they pay can be plowed back into the community. There undoubtedly will be school and other issues when more people move to Bethesda, and this will be costly. The developers should be required to pay the lions' share of this cost since they will receive the lions' share of the benefit. This is a basic rule of shared state-private enterprise, and we hope it will be fully exploited in the development of Bethesda.

Thank you again for your continuing help to the community.

Yours truly,

David and Barbara Levitt  
7100 Meadow Lane  
Chevy Chase, Maryland 20815

## MCP-CTRACK

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**From:** Amanda Maiorana-Farber <amandafarber@hotmail.com>  
**Sent:** Monday, May 16, 2016 10:46 AM  
**To:** MCP-Chair  
**Subject:** Planning Board - NEW Invitation to Tour East Bethesda

To: gwen.wright@montgomeryplanning.org; casey.anderson@mncppc-mc.org;  
councilmember.berliner@montgomerycountymd.gov; leslye.howerton@montgomeryplanning.org  
CC: farbere@advisory.com

May 16, 2016

From: Amanda and Evan Farber, East Bethesda residents

To: Mr. Dreyfuss, Ms. Presley, Mrs. Wells-Harley, and Mrs. Fani-Gonzalez, other  
Planning Board Members and Staff

CC: Mr. Anderson, Mrs. Wright, Councilmember Berlinger

We invite you to please come see for yourself with a walk-through tour - as Mr. Anderson and Mrs. Wright did on May 3rd - and which we are very grateful for - the "edge" of our East Bethesda neighborhood. As this is of great concern, a group of neighborhood residents will make themselves available anytime to show it to you this week or anytime you are available.

During the last work session on Thursday May 12th some of the Board Members repeatedly stated they needed convincing or new information. For those who did not get to see it in person, we will show it to you. As Mr. Anderson and Mrs. Wright realized and acknowledged when they visited last week - the area looks (and operates) VERY different in person standing on the ground than it does looking at an aerial map. Mr. Anderson and Mrs. Wright recently saw these locations for themselves and thus recommended bringing the surrounding maximum heights down to 145 feet or lower along Wisconsin Ave.

Again, we are very thankful for their time and consideration.

There are highly impactful decisions being made and it is important for you to actually come see where and how these decisions will be implemented and how they will effect the 1200 households living in the established East Bethesda neighborhood. We respectfully invite you to take the time to do this with us.

**YOU WILL SEE:**

- Tilbury is a VERY narrow street. There are single family homes DIRECTLY up against it. Other cross street roads in the immediate vicinity leading into and out of the neighborhood are also very narrow.

- You will see how, even with the best design and a step downs, a 250 foot building (or even a 175 foot building) will completely tower over and block the light of many homes (along Tilbury AND on the 4600 block of our neighborhood streets). As a reference, these are much smaller, tighter blocks than are on the edges of the Silver Spring CBD near the M-NCPPC building. There are no road medians present, as there are on Georgia Ave and Spring Street in Silver Spring, to increase the buffer zone.

- In addition, even with the best design, a 250 foot building will completely tower over and block the light and cast our 2 edge Parks and the potential Greenway in shadow. These very small pocket buffer parks (Cheltenham and Chase Ave Parks at .3 an acre) are just 125 feet wide. Please come see them in person. They are significantly smaller than the Woodside Urban Park (2.6 acres) and Fairview Urban Park (2 acres) that are adjacent to the M-NCPPC Planning Planning building and provide a buffer and greenspace between the Silver Spring CBD and surrounding single family homes and neighborhoods. In addition, the new Greenway, if even implemented, would be much narrower than even these already very narrow current parks.

- The Whitney / Bethesda Theater building, with considerable step-downs, is currently the tallest building along our edge between Tilbury and Wisconsin currently with a main roof height of 105 ft (architectural height of 125 ft).

- You will see Cheltenham Drive is a MAIN entry and exit point for our neighborhood. There are not many of these. Cheltenham is the ONLY street on the south end of the neighborhood where you can turn left onto Wisconsin with a light. It is already very difficult to enter and exit the neighborhood at times at this location.

- Cheltenham Drive is one of the MAIN crosswalks to enter and exit our neighborhood and for residents to cross Wisconsin - and again one of the ONLY ones with a light/ cross-signal on the south side of this large neighborhood. It is already heavily used by neighbors, young children and families walking and biking to and from nearby schools, and BCC high school students.

- You will see how no where else in the Draft Plan are single family homes so close to the Plan edges being treated to such cumulatively drastic height possibilities. It is very inequitable. For all purposes, with our narrow blocks and streets, the east side of Wisconsin Ave actually is the edge of our neighborhood, not JUST along Tilbury.

- The cumulative effect of having many tall buildings allowed in one small edge area (even if many are not built or not built to the full height) will have very negative consequences.

- Please come see and understand the effect that \*just\* one 175 ft building (7770 Norfolk) directly adjacent has had on Veteran's Park. This VERY small Park, again already heavily used, is completely cast in shadow parts of the day. The newly constructed building creates a wall and there is no buffer between the building and the Park.

- You will also see how the 250 foot Chevy Chase bank building - several blocks away - already towers over parts of the neighborhood with single family homes. The possibility of 250 feet (or even 175 ft) does not belong as an option within one block of single family homes in these locations.

- Already heavily used Pearl Street at East West Highway is also one of the ONLY entry / exit point to our neighborhoods south side. It is a VERY narrow road as well. It is ALREADY HEAVILY used by residents, visitors, Our Lady of Lourdes church and school families, BCC buses and other school buses and it often very congested

- Lastly, as you visit, **please** further consider the effect of this added desity on infrastructure to our all of our already overcrowded and overutilized existing roads, schools, parks, and transit.

Thank you,  
Amanda Farber  
Evan Farber  
7903 Kentucky Ave, Bethesda



## **MCP-CTRACK**

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**From:** Nancy Holland <nancy.holland@rcn.com>  
**Sent:** Monday, May 16, 2016 10:50 AM  
**To:** MCP-Chair  
**Cc:** Councilmember Berliner  
**Subject:** Bethesda sector plan

Thank you for agreeing to reduce some of the density in Bethesda. As a resident for over 22 years, I believe the building heights and other proposed changes are incompatible with our neighborhood. Please continue to review density and reduce it to a sustainable level. Further, provide design guidelines to protect edges and adjacent neighborhoods. The proposed density does not account for increased burden to our roads, schools, and other elements of infrastructure that make a quality of life. I believe in smart growth. However, I think the Planning Commission has gone overboard with their proposals.

Nancy Holland  
4517 S Chelsea Ln  
Bethesda, MD 20814

## MCP-CTRACK

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**From:** Anderson, Casey  
**Sent:** Friday, May 13, 2016 10:06 AM  
**To:** MCP-CTRACK  
**Cc:** Kronenberg, Robert; Howerton, Leslye  
**Subject:** FW: Downtown Bethesda Plan

RECEIVED  
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MAY 13 2016

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

For the record -

**From:** Brown, Todd D. - TDB [mailto:tbrown@linowes-law.com]  
**Sent:** May 12, 2016 12:47 PM  
**To:** Anderson, Casey <Casey.Anderson@mncppc-mc.org>  
**Subject:** Downtown Bethesda Plan

Hello, Casey.

Very briefly. Two items of great importance to my clients, regardless of other actions taken, are:

- (1) removing the currently imposed 1 FAR limit on commercial development in the Woodmont Triangle; and
- (2) allowing FAR averaging in the Woodmont Triangle to continue to occur *among Triangle properties*. If you recall, FAR averaging originated in the Woodmont Triangle area (under the CBD zones) because of its relatively unique collection of very small lots with multiple owners and small businesses as a way to encourage assemblage and to provide opportunities for retaining existing businesses while allowing them to participate through a transfer of density in the positive economics being created. The ability to transfer density was later included in the CR zone, and I still believe it is a valuable tool. But I would ask that you please consider allowing at a minimum either transfers as currently permitted in the CR Zone (within ¼ mile or within a designated master plan density transfer area) or at least transfers within the Woodmont Triangle Density Transfer Area (which has been very successful).

Thank you.

Todd

**Todd D. Brown**  
Partner

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**Linowes and Blocher LLP**  
7200 Wisconsin Avenue, Suite 800  
Bethesda, Maryland 20814

Direct: 301.961.5218  
Main: 301.654.0504  
E-mail: [tbrown@linowes-law.com](mailto:tbrown@linowes-law.com)  
LinkedIn: [www.linkedin.com/in/toddbrown](http://www.linkedin.com/in/toddbrown)  
Website: [www.linowes-law.com](http://www.linowes-law.com)

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## MCP-CTRACK

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**From:** Deborah Vollmer <dvollmer@verizon.net>  
**Sent:** Friday, May 13, 2016 9:46 AM  
**To:** MCP-Chair  
**Cc:** 'Berliner's Office, Councilmember'; 'Elrich's Office, Councilmember'; 'Town Office'; 'Town of Chevy Chase Discussion'; townneighbors@yahoogroups.com; ScottFosler@aol.com; 'Mary Margaret Flynn'; 'Barney Rush'; lilaasher@verizon.net; bslevitt@gmail.com; swburk@gmail.com; 'Cecily Baskir'; 'John Freedman'; christinerealdeazua@gmail.com; johnmfitzgerald@earthlink.net; Dedun Ingram; 'Fred Cecere'; 'John Bickerman'; info@bethesdamagazine.com; 'Craig Brooks'; 'Melanie Manfield'; 'Stephen Seidel'  
**Subject:** Living on the Edge

Mr. Casey Anderson, Chair of the Montgomery County Planning Board

Dear Chairman Anderson:

Please make sure this message is copied to all of the Planning members, and staff, and makes its way into the public record.

As you know, I have previously addressed concerns that I have about the impact of development in downtown Bethesda, on us here, in the Town of Chevy Chase. In particular, I have addressed the issues of Parking Lots 10 and 24, and also the issue of the low-profile Tudor buildings along Wisconsin Avenue between Walsh and Leland Street.

I attended last night's work session of the Planning Board, and I would note that a number of folks in the audience had expectations that plans for specific properties would be reconsidered, and that very little along these lines actually happened at the work session. I believe that the only reconsideration given to Parking Lots 10 and 24 was the lowering of building heights from ninety to seventy feet. There was very little discussion at all; the subject was quickly passed over.

In my view, there should be no building whatsoever on those parking lots, 10 and 24. While surface level parking lots are not green space, they are *open space*--- and as open space, they serve as buffers between the Town of Chevy Chase and development in Bethesda. Any building at all on those lots would significantly narrow the buffer of open space, bringing Bethesda development closer to our Town.

The parking lots also serve a valuable purpose in providing parking for residents of the Town of Chevy Chase, including folks with impaired mobility. They also provide parking for people employed in Bethesda, some of whom come from as far away as D.C., Virginia, and Delaware. People who park in those lots come from all over, to patronize the Farm Women's Market, the Writer's Center, and local shops and restaurants.

No one has surveyed these folks who use, and depend on the parking lots; but early this year, as I have previously noted to you, I went out multiple times to leaflet the parking lots, and talk to people using those lots. While I didn't keep track of the numbers, I probably talked to over one hundred people. I kept hearing comments such as: these parking lots are the only convenient place to park in all of Bethesda, and that people who

loved the Farm Women's Market and restaurants would be looking for places shop and eat that were closer to home, if the parking lots were to be taken away. I also heard many expressions of concern that people just don't feel safe with underground parking. And I heard from mobility challenged people, some who live in the Town of Chevy Chase, and some coming from other places, who might just want to pick up a few items from the Farm Women's Market tell me they just wouldn't come any more if the parking were to be taken away.

Another issue that the plan to allow building on the parking lots has failed to address, is the impact that removing the surface-level parking would have on nearby streets in the Town of Chevy Chase. These streets are already congested with traffic; and further development in the area threatens to exacerbate this situation.

In short, these parking lots are far from underused; they are much appreciated and depended upon by people who live in our Town, as well as those who come from afar. Building any place on the parking lots themselves would narrow the buffer of open space between our Town, and development in Bethesda. Taking the parking lots away would have a negative impact on the economy of Bethesda, because some people would choose to shop elsewhere.

I understand the desire that some people in my Town have, to turn the parking lots into a green park. I love parks. But there is also a real need to keep the parking. Perhaps there could be a linear park at the outer edge of the parking lots, closest to our Town, while keeping a majority of the surface level parking spaces. A win-win, I think, for the Town, and the larger community.

I would note that nobody, not our Town, and not the County, has done a survey to determine how people who use the parking lots would feel about losing them, and the concerns they might have. I believe conducting such surveys are essential before any intelligent planning can be done with respect to the future of Parking Lots 10 and 24.

Directly in front of one of the parking lots, along Wisconsin Avenue, and between Walsh Street and Leland Street, is a row of buildings with a low profile, topped with Tudor-style pitched roofs, in multiple colors. The buildings are of human scale, in contrast to the high buildings in close proximity, and they house several small businesses, four of which have been at that location for many years (two restaurants, a dry cleaners, and a jeweler's).

These buildings date back to my childhood, yet they have been well-maintained, and the owners of the businesses there take obvious pride in their establishments, which serve both residents of our Town and the greater Bethesda downtown area. When I walk by these businesses with their Tudor style roofs and low profile, I marvel at the old-town character and human scale. They are a comfortable reminder of the past, still thriving in the present. In my opinion, they should receive historic designation.

The Tudor buildings, as I understand it, were previously designated for historic preservation; but that decision was reversed by the County Council in 1994. I would submit that the fact that twenty two years have gone by since these properties were last considered for historic designation; and yet they have remained, and continue to be home to several small businesses that serve both the Town of Chevy Chase and the wider community of Bethesda and beyond; the fact that they are well maintained, and continue to

have their historic, distinctive architecture, the low profile, and pitched roofs; and the fact that they continue to create a reminder of the past while still being a part of a vibrant business community at the edge of a residential area; are all reasons these buildings should be preserved. I know this is the province of the Historic Preservation Commission (and I have written to them, too); but in terms of Planning, and looking at edge regions, I would like you to consider the value of keeping these historic buildings, as well.

In terms of planning, I think the edge areas should be considered as a block: the Farm Women's Market, Parking Lots 10 and 24, and the Tudor buildings should be considered together. This is an important transitional area, between the Town of Chevy Chase, and development in Bethesda.

Respectfully,  
Deborah A. Vollmer  
7202 44<sup>th</sup> Street  
Chevy Chase  
Maryland, 20815

Telephone: 301-652-5762

## MCP-CTRACK

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**From:** Lila Asher <lilaasher@verizon.net>  
**Sent:** Friday, May 13, 2016 1:08 PM  
**To:** MCP-Chair  
**Subject:** Parking lots 10 and 24

I must add my voice to the fact that the residents of the town of Chevy Chase had not been considered in the discussion of buildings in these parking lots. The affects on the town and way of life will be entirely deleterious. We cannot accept more traffic more crowding in out schools and more demands on town services. We do not need or want any buildings in those areas. If the oucil considers residents and their welfare they will not authorize such building

Lila Asher

## MCP-CTRACK

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**From:** Jane Boynton <janeboynton@gmail.com>  
**Sent:** Friday, May 13, 2016 1:53 PM  
**To:** MCP-Chair; robert-kronenberg@montgomeryplanning.org; Mark Kramer; sarobins@lercheearly.com; Ike.Leggett@montgomerycountymd.org  
**Subject:** Zoning Change for 7960 Old Georgetown Road, Bethesda

*Dear Montgomery County Planning Board,*

*I write to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD. I was never notified that this request was even made, let alone that the Planning Board approved it, and only heard about it recently from my neighbors. Unless reversed, the grant of the request will have a significant impact on me, my family, and my neighborhood because the Old Georgetown Office Park is located directly next to single-family homes and the single family community of Battery Park. As currently constructed, the Office Park already creates significant parking and traffic issues and at 35 feet high overshadows the neighboring single-family homes and Battery Park neighborhood. Increasing the population density and permitted height will cause even more problems and diminish the attractiveness and livability of those homes and Battery Park.*

*The Planning Board's own Staff recognized the negative impact that grant of the zoning request would have on the neighboring single-family homes and community, and recommended that the Planning Board deny the request. And, indeed, prior to the Planning Board's April 28 meeting, the Planning Board itself had agreed with that recommendation. Nothing at that April 28 meeting, however, changed the basic facts underlying the Staff's or the Planning Board's prior determination. Therefore, it is hard to understand how the grant of the zoning request over the Staff's and Planning Board's own prior recommendation can be justified, especially considering that grant of the zoning request is inconsistent with the Master Plan itself. In light of these facts, we urge the Planning Board to reverse its prior grant.*

Sincerely,  
Jane B. Boynton, 7804 Exeter Road, Bethesda

## MCP-CTRACK

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**From:** Fern Mullins <fern.mullins@verizon.net>  
**Sent:** Friday, May 13, 2016 2:37 PM  
**To:** MCP-Chair  
**Cc:** Kronenberg, Robert; kramerarch@att.net; sarobins@lercheary.com; ike.leggett@montgomerycountymd.org; fern.mullins@verizon.net  
**Subject:** Old Georgetown Office Park Request

*Dear Montgomery County Planning Board,  
I have lived at 7817 Exeter Rd for 24 years, only two homes down from this office park. During the last 24 years, My family, friends and myself have hardly been able to park in front of my own home or close by on Exeter Rd due to the constant parking by all of the visitors, patients and patients' parents running their vehicles (which is another pollution problem altogether) that should be parking in their lot, but choose to infringe on our little neighborhood street. Furthermore, most of these people have shown little regard for the owners like myself, they have constantly been parking illegally blocking my driveway for 24 years. And to make matters worse, we have had "no parking on Exeter Rd from 9 - 5". I believe that the building management and it's tenants should share in the taxes of our property since they invariably take up most of the the parking on our street, particularly in front of my home. Please try to put yourselves in our shoes, and in our homes. Predictably, you would be opposed to this escalation and increase in size. Please reconsider your decision as if it was your home and your neighborhood. Currently, the home for sale across the street has not sold for almost 1 year. That is 50 weeks longer than what the norm is for houses for sale in Battery Park. This will have a negative impact on our home values as well.*

*I write to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD. I was never notified that this request was even made, let alone that the Planning Board approved it, and only heard about it recently from my neighbors. Unless reversed, the grant of the request will have a significant impact on me, my family, and my neighborhood because the Old Georgetown Office Park is located directly next to single-family homes and the single family community of Battery Park. As currently constructed, the Office Park already creates significant parking and traffic issues and at 35 feet high overshadows the neighboring single-family homes and Battery Park neighborhood. Increasing the population density and permitted height will cause even more problems and diminish the attractiveness and livability of those homes and Battery Park.*

*The Planning Board's own Staff recognized the negative impact that grant of the zoning request would have on the neighboring single-family homes and community, and recommended that the Planning Board deny the request. And, indeed, prior to the*



*Planning Board's April 28 meeting, the Planning Board itself had agreed with that recommendation. Nothing at that April 28 meeting, however, changed the basic facts underlying the Staff's or the Planning Board's prior determination. Therefore, it is hard to understand how the grant of the zoning request over the Staff's and Planning Board's own prior recommendation can be justified, especially considering that grant of the zoning request is inconsistent with the Master Plan itself. In light of these facts, we urge the Planning Board to reverse its prior grant.*

Sincerely,  
Fern Mullins  
7817 Exeter Rd.  
Bethesda, Md 20814

## MCP-CTRACK

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**From:** Margaret Paulsen <mpaulsentx@gmail.com>  
**Sent:** Friday, May 13, 2016 2:59 PM  
**To:** MCP-Chair; Kronenberg, Robert; kramerarch@att.net; sarobins@lercheary.com; ike.leggett@montgomerycountymd.org  
**Subject:** Battery Park Zoning Approval

Dear Montgomery County Planning Board,

I write to request that the Montgomery County Planning Board reverse its April 28, 2016 grant of a zoning request to increase the population density and the permitted height of the Old Georgetown Office Park at 7960 Old Georgetown Road Bethesda, MD.

I was never notified that this request was even made, let alone that the Planning Board approved it, and only heard about it recently from my neighbors.

Unless reversed, the grant of the request will have a significant impact on me, my family, and my neighborhood because the Old Georgetown Office Park is located directly next to single-family homes and the single family community of Battery Park. As currently constructed, the Office Park already creates significant parking and traffic issues and at 35 feet high overshadows the neighboring single-family homes and Battery Park neighborhood. Increasing the population density and permitted height will cause even more problems and diminish the attractiveness and livability of those homes and Battery Park.

The Planning Board's own Staff recognized the negative impact that grant of the zoning request would have on the neighboring single-family homes and community, and recommended that the Planning Board deny the request. And, indeed, prior to the Planning Board's April 28 meeting, the Planning Board itself had agreed with that recommendation. Nothing at that April 28 meeting, however, changed the basic facts underlying the Staff's or the Planning Board's prior determination. Therefore, it is hard to understand how the grant of the zoning request over the Staff's and Planning Board's own prior recommendation can be justified, especially considering that grant of the zoning request is inconsistent with the Master Plan itself. In light of these facts, we urge the Planning Board to reverse its prior grant.

Sincerely,

Margaret Paulsen  
5108 Battery Lane  
Bethesda, MD 20814

MCP-Chair

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**From:** Cecily Baskir <cebaskir@verizon.net>  
**Sent:** Wednesday, May 11, 2016 4:47 PM  
**To:** MCP-Chair  
**Cc:** John Freedman  
**Subject:** Request to testify on May 12, Bethesda Sector Plan

RECEIVED  
0603  
MAY 12 2016

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

Dear Chairman Anderson --

I am writing to request the opportunity to testify at Thursday's Planning Board Meeting at the Bethesda Plan Worksession #12.

I would specifically like to testify about the Board's options for achieving an overall reduction in the Sector Plan.

To the extent that the Board will be reconsidering specific zoning decisions on a property-by-property basis (as opposed to an up or down vote on a slate of properties proposed by the Staff) I would also like to address the specific properties identified in our March 1 request for reconsideration as well as the petition we submitted on May 4.

Sincerely,  
Cecily Baskir

Sent from my iPad

MCP-Chair

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**From:** Federico Olivera Sala <foliverasala@skiarch.com>  
**Sent:** Wednesday, May 11, 2016 5:06 PM  
**To:** MCP-Chair  
**Subject:** Planning Board work session on Bethesda Sector Plan

Dear Chair Anderson,

Should the Board discuss on May 12th properties known as 6801 and 6807 Wisconsin Avenue and/or St. John's Church, I request to speak. Please note that we object to any reconsideration of these properties.

Thank you.

Federico Olivera -Sala

**SK+I**

**ARCHITECTURE**

Federico Olivera-Sala | Associate Principal  
4600 EAST-WEST HIGHWAY | SUITE 700 | BETHESDA, MD 20814  
P 240.479.7485

[foliverasala@skiarch.com](mailto:foliverasala@skiarch.com) | [www.skiarch.com](http://www.skiarch.com)



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MCP-Chair

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**From:** Howerton, Leslye  
**Sent:** Thursday, May 12, 2016 9:43 AM  
**To:** MCP-Chair  
**Subject:** FW: Beth. Sec. Plan worksession 5/12

Leslye Howerton  
Planner Coordinator | Area 1  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, MD 20910  
301.495.4551  
[leslye.howerton@montgomeryplanning.org](mailto:leslye.howerton@montgomeryplanning.org)  
[montgomeryplanning.org](http://montgomeryplanning.org)

[www.Bethesda Downtown Plan](http://www.Bethesda Downtown Plan)  
sign up for our e-mail list [here](#)

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**From:** Brewer, Robert G. [mailto:[rgbrewer@lercheary.com](mailto:rgbrewer@lercheary.com)]  
**Sent:** Wednesday, May 11, 2016 9:19 PM  
**To:** Howerton, Leslye <[Leslye.Howerton@montgomeryplanning.org](mailto:Leslye.Howerton@montgomeryplanning.org)>; Kronenberg, Robert <[robert.kronenberg@montgomeryplanning.org](mailto:robert.kronenberg@montgomeryplanning.org)>  
**Cc:** Anderson, Casey <[Casey.Anderson@mncppc-mc.org](mailto:Casey.Anderson@mncppc-mc.org)>  
**Subject:** Beth. Sec. Plan worksession 5/12

Robert/Leslye,

Since the on-line signup is now closed, this is my official request to be heard by the Board in case either or both of the following matters are presented:

- Continuation of Ourisman Honda height question (4800 Bethesda Avenue)
- Height limit for 7121 Wisconsin Avenue

Thanks very much.

Robby Brewer

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](mailto:rgbrewer@lercheary.com)  
Bio: [www.lercheary.com/team/robert-g-brewer](http://www.lercheary.com/team/robert-g-brewer)  
Vcard: [www.lercheary.com/team/robert-g-brewer-vcard](http://www.lercheary.com/team/robert-g-brewer-vcard)

Please consider the environment before printing this message.

## MCP-CTRACK

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**From:** Welch, Suzanne K. <swelch@cpdc.org>  
**Sent:** Thursday, May 12, 2016 1:20 PM  
**To:** MCP-Chair  
**Cc:** alex schmandt  
**Subject:** Request to speak at 5/12 Planning Board work session on Bethesda Downtown Plan

Chairman Anderson and Members of the Planning Board,

I am with St. John's Episcopal Church (6701 Wisconsin Avenue) and will be at the May 12<sup>th</sup> work session on the Bethesda Downtown Plan. If there is any substantive discussion the Board's approvals April 28<sup>th</sup> for the church's property or the adjacent Jaffe property (6801 Wisconsin Avenue) on Thursday, I request a few minutes to speak.

**Suzanne K. Welch**  
Vice President, Real Estate



Community Preservation and Development Corporation  
8403 Colesville Road, Suite 1150  
Silver Spring, MD 20910  
[www.cpdc.org](http://www.cpdc.org)

Office: 202.885.9559 | Mobile: 202.627.9948 | Fax: 202.895.8805

"Developing Vibrant Communities Through Innovation and Partnerships"

## **MCP-CTRACK**

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**From:** alex schmandt <aschmandt@verizon.net>  
**Sent:** Thursday, May 12, 2016 1:12 PM  
**To:** MCP-Chair  
**Subject:** St. John's Episcopal Church, 6701 Wisconsin Avenue

Chairman Anderson and Members of the Planning Board,

I will be at the May 12<sup>th</sup> worksession on the Bethesda Downtown Plan on behalf of St. John's Episcopal Church (6701 Wisconsin Avenue). On behalf of the Church, I object to any further reconsideration of the Planning Board's recommendations regarding this property, and if there is any substantive discussion on this matter on Thursday, I request a few minutes to speak.

Thank you very much.

Alex Schmandt  
4420 Ridge St.  
Chevy Chase, MD 20815