

## Howerton, Leslye

---

**From:** Jean Shorett <jeshorett@verizon.net>  
**Sent:** Monday, March 28, 2016 5:42 PM  
**To:** MCP-Chair  
**Cc:** Howerton, Leslye  
**Subject:** Bethesda Sector Plan needs to assure environmental compliance

Chairman Anderson and Members of the Planning Board,

Please assure that the Bethesda Downtown Sector Plan complies with all applicable environmental requirements. Of particular concern are cumulative impacts that may undermine compliance with Maryland's State Implementation Plans (SIPs) for the federal Clean Water Act (CWA) and Clean Air Act (CAA). I am concerned that cumulative impacts of the level of added density tentatively approved by the Board are likely to result in non-compliance and increased health risks for residents and workers.

Clean Water Act: Cumulative effects of added construction, use changes, and traffic in the Bethesda CBD will likely result in non-compliance with current conditions of Bethesda's Municipal Separate Storm Sewer System (MS4) Permit. Although the MS4 Permit is expired, Bethesda is a Point Source under the Federal CWA National Pollution Discharge Permitting System (NPDES) and part of Maryland's SIP for the CWA. Many MoCo waterways do not currently meet federal water quality standards. Coquelin Run in particular is identified as poor quality. However, MoCo remains in compliance because of its actions to bring water quality into compliance. However, those current actions are unlikely to be able to absorb or compensate for impacts of major construction, new uses or additional traffic. Cumulative additions from those and other factors are likely to put MoCo out of compliance and may, in turn, put Maryland out of compliance. Given the visibility of efforts to improve Chesapeake Bay water quality, this is a poor time for MoCo leaders to be moving away from compliance assurance.

Clean Air Act: MoCo is already out of compliance with CAA standards for ground-level ozone, particulates (2.5pm) and possibly other pollutants.

The cumulative impact of construction particulates, removal of hundreds of mature trees for Purple Line construction, use changes and increased traffic-related ground-level ozone will make current non-compliance worse. I am concerned that this airshed does not meet health-based standards that particularly impact young children and frail seniors. This is a poor time to test whether non-compliant areas seeking additional development are subject to enforcement actions.

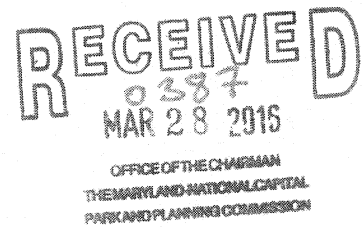
Please assure that all actions taken by the Planning Board fully support Maryland's continued progress in meeting CWA, CAA, and other applicable environmental requirements.

Respectfully submitted,  
Jean Shorett, Ph.D.  
Chevy Chase, MD

March 24, 2016

The Honorable Roger Berliner, Council Vice President  
Council Office Building  
100 Maryland Avenue, 6th Floor  
Rockville, MD 20850

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



**Subject: St. John's Church, Norwood Parish;  
Support for uniform zoning of the church's property, designation of St. John's as a Priority Sending Site, and responsible development of the adjacent property at 6801 Wisconsin Avenue.**

Dear Mr. Berliner, Chairman Anderson and Members of the Planning Board:

I am writing as a Montgomery County resident and as a member of St. John's Church, Norwood Parish, to express my gratitude that the draft Bethesda Plan recognizes and supports St. John's as a valuable community resource and to ask that you preserve the components of the Bethesda Sector Plan that will allow St. John's to continue and expand on the important work we have done for 140 years to support community in Bethesda. Specifically, I ask for your support in three key areas: uniform zoning of the church's property, designation of St. John's as a Priority Sending Site, and responsible development of the adjacent property at 6801 Wisconsin Avenue.

St. John's, located at the corner of Wisconsin Avenue and Bradley Lane, has been an important part of the Bethesda community since 1874. Today, our church is a vibrant, *growing* religious community, with more than 1,100 members, including hundreds of families and parishioners of all ages. We have a very active senior community and the second-largest Sunday school of the 88 churches in the Episcopal Diocese of Washington. St. John's also has a proud history of incubating important community service organizations such as Bethesda Cares, the Norwood School, and Montgomery Hospice, which got their start in our facilities. We are pleased to host today the St. Barnabas Church of the Deaf and the Oneness Family School and to support the Opportunity (second-hand) Shop, a Bethesda institution for over 40 years.

As a member of St. John's, I endorse the Bethesda Plan's vision for a new and vibrant downtown. My fellow parishioners and I understand that the Plan will bring new development to the property that borders our Memorial Garden and interment wall, the nave of the Church, and our parish hall but believe the development can occur in a way that enhances our sacred spaces and maintains their integrity. I applaud the plan for allowing greater height along Wisconsin Avenue with a significant step-down along West Avenue. I ask that you grant the development

next door sufficient height to provide a buffer between it and the Church nave and the columbarium. The taller and thinner the building, the greater the opportunity there is for a development that maintains light and air on the Church property, fits comfortably on Wisconsin Avenue, and minimizes disruption to our ongoing services and events.

I hope that you will support the designation of St. John's as a Priority Sending Site, the uniform zoning of the church property, and the height necessary to allow the developer of the property next door to build up and away from St. John's sacred spaces. My fellow parishioners and I look forward to remaining fully engaged as the Plan is finalized. We are confident that it will make a significant contribution to St. John's positive development, as well as Bethesda's, in the future.

Sincerely,



John R Mertens

5480 Wisconsin Ave #322

Chevy Chase, MD 20815

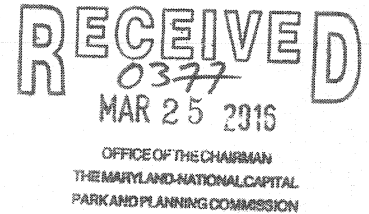
Village of Friendship Heights

*P.S. Cong, hope to see you at one of the upcoming Village events. Something other than a spirited meeting on parcel G.*



March 22, 2016

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



**Subject: St. John's Church, Norwood Parish;  
Support for uniform zoning of the church's property, designation of St. John's as a Priority Sending Site, and responsible development of the adjacent property at 6801 Wisconsin Avenue.**

Dear Chairman Anderson and Members of the Planning Board:

I am writing as a Montgomery County resident and as a member of St. John's Church, Norwood Parish, to express my gratitude that the draft Bethesda Plan recognizes and supports St. John's as a valuable community resource and to ask that you preserve the components of the Bethesda Sector Plan that will allow St. John's to continue and expand on the important work we have done for 140 years to support community in Bethesda. Specifically, I ask for your support in three key areas: uniform zoning of the church's property, designation of St. John's as a Priority Sending Site, and responsible development of the adjacent property at 6801 Wisconsin Avenue.

St. John's, located at the corner of Wisconsin Avenue and Bradley Lane, has been an important part of the Bethesda community since 1874. Today, our church is a vibrant, *growing* religious community, with more than 1,100 members, including hundreds of families and parishioners of all ages. We have a very active senior community and the second-largest Sunday school of the 88 churches in the Episcopal Diocese of Washington. St. John's also has a proud history of incubating important community service organizations such as Bethesda Cares, the Norwood School, and Montgomery Hospice, which got their start in our facilities. We are pleased to host today the St. Barnabas Church of the Deaf and the Oneness Family School and to support the Opportunity (second-hand) Shop, a Bethesda institution for over 40 years.

As a member of St. John's, I endorse the Bethesda Plan's vision for a new and vibrant downtown. My fellow parishioners and I understand that the Plan will bring new development to the property that borders our Memorial Garden and interment wall, the nave of the Church, and our parish hall but believe the development can occur in a way that enhances our sacred spaces and maintains their integrity. I applaud the plan for allowing greater height along Wisconsin Avenue with a significant step-down along West Avenue. I ask that you grant the development next door sufficient height to provide a buffer between it and the Church nave and the columbarium. The taller and thinner the building, the greater the opportunity there is for a

development that maintains light and air on the Church property, fits comfortably on Wisconsin Avenue, and minimizes disruption to our ongoing services and events.

I hope that you will support the designation of St. John's as a Priority Sending Site, the uniform zoning of the church property, and the height necessary to allow the developer of the property next door to build up and away from St. John's sacred spaces. My fellow parishioners and I look forward to remaining fully engaged as the Plan is finalized. We are confident that it will make a significant contribution to St. John's positive development, as well as Bethesda's, in the future.

Sincerely,

A handwritten signature in cursive script that reads "Rene Griffith".

Rene Griffith

6313 Carnegie Drive

Bethesda, MD 20817

MCP-Chair

---

**From:** Presley, Amy  
**Sent:** Thursday, March 24, 2016 2:55 PM  
**To:** MCP-Chair  
**Subject:** FW: Master Plans Currently Being Developed  
**Attachments:** 160324 FloreenN AndersonC Master Plans.pdf

RECEIVED  
0376  
MAR 24 2016

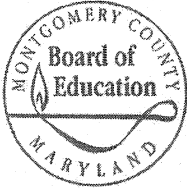
OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

---

**From:** Napoli, Sandra L  
**Sent:** Thursday, March 24, 2016 2:54:22 PM (UTC-05:00) Eastern Time (US & Canada)  
**To:** 'Councilmember.floreen@montgomerycountymd.gov'; 'casey.anderson@mcnppc-mc.org'  
**Cc:** 'McGuire, Essie'; Councilmember Berliner; Councilmember Elrich; Councilmember Hucker; Councilmember Katz; Councilmember Leventhal; Councilmember Navarro; Councilmember Reimer; Councilmember Rice; Presley, Amy; Anderson, Casey; Wells-Harley, Marye; Fani-Gonzalez, Natali; Dreyfuss, Norman  
**Subject:** Master Plans Currently Being Developed

The attached letter providing information about the school impacts of master plans currently being developed is forwarded on behalf of Montgomery County Board of Education President Michael A. Durso.

**Sandra L. Napoli**  
Administrative Services Manager to  
Mr. Larry A. Bowers, Interim Superintendent of Schools  
Montgomery County Public Schools  
850 Hungerford Drive, Room 122  
Rockville, Maryland 20850  
Phone: 301-279-3383  
Fax: 301-279-3205  
[Sandra\\_L\\_Napoli@mcpsmd.org](mailto:Sandra_L_Napoli@mcpsmd.org)  
[www.montgomeryschoolsmd.org](http://www.montgomeryschoolsmd.org)



## **MONTGOMERY COUNTY BOARD OF EDUCATION**

850 Hungerford Drive ♦ Room 123 ♦ Rockville, Maryland 20850

March 24, 2016



The Honorable Nancy Floreen  
President, Montgomery County Council  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

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

Dear Ms. Floreen and Mr. Anderson:

The purpose of this letter is to provide information on the school impacts of master plans that currently are being developed by the Montgomery County Planning Department, the Bethesda Downtown Plan, the Lyttonsville Sector Plan, and the Westbard Sector Plan that now is being reviewed by the County Council. Montgomery County Public Schools (MCPS) is experiencing extremely challenging enrollment increases. These three plans, located in the lower portion of the county, are coming at a time when many of the schools in the area either currently exceed capacity or are projected to exceed capacity in the near future.

### **Westbard Sector Plan**

The County Council's Planning, Housing, and Economic Development (PHED) Committee recommendation for the Westbard Sector Plan significantly reduces the number of planned housing units. The new recommendation would result in the following number of non-age restricted housing units: 135 townhouse units, 487 multifamily mid-rise units, and 516 multifamily high-rise units. The estimated number of students generated by these new housing units is 99 elementary school students, 43 middle school students, and 53 high school students.

County Council staff has determined that revenue collected from the school Impact Tax for the planned housing units would total approximately \$10.3 million. Due to the relatively small number of students generated by the PHED Committee's recommended plan, it will be possible to expand existing schools to accommodate these students. After examining our options for expanding schools, it appears that the \$10.3 million from the school Impact Tax will be adequate to meet our capital costs to accommodate the additional students based on the current construction market values.

### Bethesda Downtown Plan and Lyttsonville Sector Plan

The Bethesda Downtown Plan and the Lyttsonville Sector Plan currently are in development at the Montgomery County Planning Department. The Planning Board has taken no action on these plans. Planning staff has provided MCPS staff with the following estimates of new housing units that will result from the plans. The table illustrates the number of housing units and the estimated number of students generated from the two plans.

Bethesda Downtown Plan	Lyttsonville Sector Plan
8,450 multifamily high-rise units	4,441 multifamily high-rise units 67 townhouse units
Grades K-5 = 405 students	Grades K-5 = 145 students
Grades 6-8 = 170 students	Grades 6-8 = 60 students
Grades 9-12 = 220 students	Grades 9-12 = 80 students

In total, the Bethesda Downtown Plan and the Lyttsonville Sector Plan will generate approximately 550 elementary school students, 230 middle school students, and 300 high school students. Most of these students will reside in the Bethesda-Chevy Chase Cluster, and a small number of these students will reside in the Albert Einstein Cluster, which is part of the Downcounty Consortium.

Accommodating the 550 elementary school students will require opening a new elementary school. Compared to expanding schools by adding classrooms, constructing a new school carries more costs. In addition, if site acquisition is required, then costs will further increase. Accommodating the 230 middle school students may be possible through expansion of the new Bethesda-Chevy Chase Middle School #2, which has a master-planned addition included in the current design.

Accommodating the 300 high school students will be much more challenging. Bethesda-Chevy Chase High School has a planned addition opening in August 2018. The addition will increase the school's capacity to 2,407 students. Even with the planned addition, the school is expected to slightly exceed capacity by the 2021-2022 school year. Therefore, an assessment of where and how to provide for the high school students will be made as new housing is built. Enrollment increases already are straining the high schools surrounding the Bethesda-Chevy Chase Cluster—Albert Einstein, Walter Johnson, and Walt Whitman high schools. These high schools face the following challenges:

- Walt Whitman High School has a planned addition opening in August 2020 that will increase the school's capacity for 2,398 students. Additional capacity will be needed to accommodate the new housing in the Westbard Sector Plan.
- Master-planned development in the Walter Johnson Cluster requires the consideration of two options: add on to the current Walter Johnson High School and increase the capacity



to approximately 3,600 students or reopen the former Charles W. Woodward High School to serve high school students in some capacity.

- Montgomery Blair, Albert Einstein, John F. Kennedy, and Northwood high schools are projected to substantially exceed their capacities within the next six years. Combined, these four high schools will be 1,617 seats more than their capacities by the 2021–2022 school year. The feasibility of additions to these schools currently is being studied. Opening a new high school in this area also may need to be considered.

The additional high school students from the two plans will compound high school space needs and costs.

### **Calculating Capital Costs**

A number of factors need to be considered when determining the real capital cost impact of master plans and new housing developments. A number of costs are in excess of what is currently calculated in school Impact Taxes and School Facilities Payment. The Impact Tax and School Facilities Payments are based on the per-student cost of construction of new schools. This per-student dollar amount is multiplied by the number of students generated by various housing types. The following factors not accounted for in this calculation are:

- These master plans will take many years to build out; however, the charges do not account for the increases in construction costs that will occur by the time a project is built to serve master-planned development. (Current construction costs are used in the calculation of the school Impact Tax and School Facilities Payment.)
- In cases where additions are feasible to accommodate master-planned development, the charges that are based on new school construction do not account for the higher cost for smaller projects where economies of scale are not present.
- Charges do not include possible site acquisition costs. This is a problem as master plans focus on infill and urban development where land costs are very high and potential properties are extremely difficult to find.
- Charges do not consider the cumulative impact of multiple master plans on the need for school capacity, as is the case today with the three plans reviewed in this letter. As each plan adds more housing in an area, the solutions to provide more capacity become more complex and costs can increase.

We believe that the master plans should be thoroughly reviewed now to ensure that adequate public facilities, such as schools, can be provided in the future with fewer difficulties. Further, adequate costs with the appropriate inflation rate should be factored in the school Impact Tax and School

The Honorable Nancy Floreen  
Mr. Casey Anderson

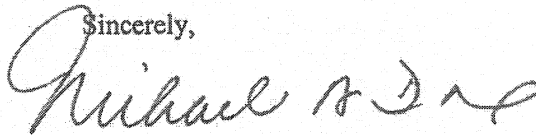
4

March 24, 2016

Facilities Payment to lessen the financial pressure many years later. We request that these critical concerns are considered as you review the master plans and the Subdivision Staging Policy.

Thank you for your consideration and for your support of our schools. If you have any questions, please contact Dr. Andrew M. Zuckerman, chief operating officer, at 301-279-3627 or Mr. James Song, director, Department of Facilities Management, at 240-314-1064.

Sincerely,



Michael A. Durso  
President

MAD:LAB:AMZ:lm

Copy to:

Members of the Montgomery County Council  
Members of the Board of Education  
Mr. Bowers  
Dr. Navarro  
Dr. Statham  
Dr. Zuckerman  
Mr. Crispell  
Mr. Song  
Mr. Ikheloa  
Members of the Montgomery County Planning Board

## MCP-CTRACK

---

**From:** Andy Funt <afunt@biofilminnovations.com>  
**Sent:** Thursday, March 24, 2016 3:26 PM  
**To:** MCP-Chair  
**Cc:** Howerton, Leslye; Kronenberg, Robert  
**Subject:** zoning letter  
**Attachments:** ZONING LETTER.docx

RECEIVED  
0375  
MAR 24 2016

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

Gentlemen,

Attached is a letter regarding my family's approval of the proposed Arlington Road zoning changes as well as the contemplated development by ZOM in the Arlington North District within which we own the property at 4905 Edgemoor Lane.

With Regards

L. Andrew Funt  
President and CEO  
Biofilm Innovations Group, LLC  
7100 Darby Road  
Bethesda MD 20817  
(o) 301-365-6403  
(c) 240-383-6388

Dear Members of the Planning Board,

My family owns the property located at 4905 Edgemoor Lane, located at the corner of Edgemoor Lane and Arlington Road in the Arlington North District of the draft Bethesda Downtown Sector Plan. We are located directly south of the properties that ZOM Mid-Atlantic has assembled which they are seeking the rezoning of to the CR Zone at a greater density and height than is permitted currently. We believe that this is appropriate and necessary in order to realize thoughtful redevelopment of the many aging and underutilized structures along Arlington Road. I am contacting you to let you know that we are fully supportive of ZOM's requested rezoning as well as its vision for redevelopment of the site with a mid-rise residential structure compatible in height and scale to the surrounding buildings. Their well-conceived architectural design, which steps down to 60 feet along Arlington Road is very appropriate for the area. Certainly from a visual perspective it will be a great improvement.

We understand that the Planning Board recommended at their January 7<sup>th</sup> worksession that the eastern side of Arlington Road between Moorland Lane and Edgemoor Lane be rezoned to CR-4.0, C-0.75, R-4.0, H-75. We believe that this is an appropriate and reasonable height considering the heights of the surrounding buildings to the north and east of the site. It would also be a true transit-oriented development.

Thank you for the opportunity to submit these comments.

Lawrence Andrew Funt  
301-320-0787  
240-383-6388

March 18, 2016

RECEIVED  
0371  
MAR 24 2016

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

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

**Subject: St. John's Episcopal Church, Norwood Parish;  
Support for uniform zoning of the church's property, designation of St.  
John's as a Priority Sending Site, and responsible development of the  
adjacent property at 6801 Wisconsin Avenue.**

Dear Chairman Anderson and Members of the Planning Board:

I am writing as a Bethesda resident and as a member of St. John's Church, Norwood Parish for over 20 years, to express my gratitude that the draft Bethesda Plan recognizes and supports St. John's as a valuable community resource and to ask that you preserve the components of the Bethesda Sector Plan that will allow St. John's to continue and expand on the important work we have done for 140 years to support community in Bethesda. Specifically, I ask for your support in three key areas: (1) uniform zoning of the church's property, (2) designation of St. John's as a Priority Sending Site, and (3) responsible development of the adjacent property at 6801 Wisconsin Avenue.

St. John's, located at the corner of Wisconsin Avenue and Bradley Lane, has been an important part of the Bethesda community since 1874. Today, our church is a vibrant, *growing* religious community, with more than 1,100 members, including hundreds of families and parishioners of all ages. We have a very active senior community and the second-largest Sunday school of the 88 churches in the Episcopal Diocese of Washington. St. John's also has a proud history of incubating important community service organizations such as Bethesda Cares, the Norwood School, and Montgomery Hospice, which got their start in our facilities. We are pleased to host today the St. Barnabas Church of the Deaf and the Oneness Family School and to support the Opportunity (second-hand) Shop, a Bethesda institution for over 40 years.

The uniform zoning is needed because the zoning line cuts arbitrarily through our buildings which has never made sense and should be fixed now as part of this process. The Plan's proposed greenway along West Avenue will provide for the designed height restriction to protect the Town and both the Church and the adjacent development support the County's Greenway Plan along West Avenue as a means of protecting the Town of Chevy Chase and Town neighbors.

As a member of St. John's, I endorse the Bethesda Plan's vision for a new and vibrant downtown. My fellow parishioners and I understand that the Plan will bring new development to the property that borders our Memorial Garden and interment wall, the nave of the Church, and our parish hall but believe the development can occur in a way that enhances our sacred spaces and maintains their integrity. I applaud the plan for allowing greater height along Wisconsin Avenue with a significant step-down along West Avenue. I ask that you grant the development next door sufficient height to provide a buffer between it and the Church nave and the columbarium. The taller and thinner the building (as shown in the Bethesda Magazine), the greater the opportunity there is for a development that maintains light and air on the Church property, fits comfortably on Wisconsin Avenue, and minimizes disruption to our ongoing services and events. This layout also benefits the Town because it creates light and space and isn't lot line to lot line.

I hope that you will support the designation of St. John's as a Priority Sending Site, the uniform zoning of the church property, and the height necessary for the next door development to build up and away from St. John's sacred spaces. My fellow parishioners and I look forward to remaining fully engaged as the Plan is finalized. We are confident that it will make a significant contribution to St. John's positive development, as well as Bethesda's, in the future.

Sincerely,



Suzanne Welch  
5812 Brookside Drive  
Chevy Chase, MD 20815

CC: Councilmember Roger Berliner  
**Council Office Building**  
100 Maryland Avenue, 6th Floor  
Rockville, MD 20850

**MCP-Chair**

---

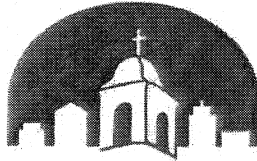
**From:** alex schmandt <aschmandt@verizon.net>  
**Sent:** Wednesday, March 23, 2016 8:45 PM  
**To:** MCP-Chair  
**Cc:** Wright, Gwen; 'Silber, Stacy P.'  
**Subject:** St. John's Church, Norwood Parish  
**Attachments:** 1203\_001.pdf

Dear Chairman Anderson and Members of the Planning Board:

St. John's Church, Norwood Parish, submits the attached letter in support of St. John's needs to be able to thrive and grow with Bethesda. Among these needs:

- St. John's seeks "breathing room" between itself and any new building to be built on the adjoining property at 6801 Wisconsin Avenue. To make this possible, the adjoining building will need sufficient height to build up, and not out.
- With respect to its own property, St. John's seeks the necessary development rights, such as uniform zoning of its property and density, which will allow St. John's to improve its facilities and to help fund future social service initiatives in the Bethesda community.

Thank you for your consideration.



ST. JOHN'S NORWOOD  
Chevy Chase-Bethesda

March 21, 2016

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

**Subject: St. John's Church, Norwood Parish;  
St. John's Needs to Grow and Thrive as a Community Resource.**

Dear Chairman Anderson and Members of the Planning Board:

The Montgomery County Planning Board will soon conclude its deliberations on the Bethesda Downtown Plan. It is at this critical time, therefore, that St. John's Episcopal Church again urges the County to keep St. John's needs in mind so that it can continue to grow and thrive as a community resource.

First and foremost, St. John's seeks "breathing room" between itself and any new building to be built on the adjoining property at 6801 Wisconsin Avenue. To make this possible, the adjoining building will need sufficient height to build up, and not out. The taller and thinner the building, the greater the opportunity there is for open space and for light and air between the two structures. The shorter the building and larger the footprint, the more likely it is that St. John's sanctuary and its columbarium Memorial Garden will be confronted by a monolithic wall. In addition, the proposed design and the required greenway along West Avenue will help to protect the adjacent neighborhood as will design guidelines for this area.

With respect to its own property, St. John's seeks the necessary development rights, such as uniform zoning of its property and density, which will allow St. John's to improve its facilities and to help fund future social service initiatives in the Bethesda community. In addition, St. John's is asking the Board to confirm St. John's designation as a Priority Sending Site. The creation of Priority Sending Sites is intended to protect community resources, such as St. John's, through density transfers. To thrive in the future and to grow with the needs of Bethesda, St. John's needs the ability to sell its excess density at fair market value to any property owner in the Bethesda area, whether it be to our neighbor or to others. Our requested zoning, which produces square footage comparable to what the Planning Staff had originally proposed, is CR 2.5 C 2.5 R 2.5 H-120' for the property (with height along West Avenue at H-70).

St. John's Episcopal Church, Norwood Parish  
6701 Wisconsin Ave. Bethesda-Chevy Chase, MD 20815  
[www.stjohnsnorwood.org](http://www.stjohnsnorwood.org)



Finally, over the last two years St. John's has taken to heart the Planning Staff's and the Planning Board's urging that St. John's work constructively within the framework of the Bethesda Downtown Plan. Accordingly, St. John's has, at considerable financial and political cost to itself, negotiated in good faith with the adjoining property owner to find a path forward for how the two properties can continue to co-exist in harmony in the future.

St. John's asks, therefore, that the County consider the points discussed above when weighing the many competing interests advocating for different visions of development along lower Wisconsin Avenue at Bethesda's southern gateway.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sari Ateek', written in a cursive style.

The Rev. Sari Ateek, Rector  
St. John's Church, Norwood Parish

cc: Gwen Wright, Director, Montgomery County Planning Department.

MCP-Chair

---

**From:** Katya Marin <katya.a.marin@gmail.com>  
**Sent:** Thursday, March 24, 2016 7:45 AM  
**To:** MCP-Chair; Councilmember.Berliner@montgomerycountymd.gov  
**Subject:** A rational approach

Dear Planning Board,

Is it too late to scale things back on Wisconsin? This article describes a much saner, more livable and more attractive way to get people to and on Wisconsin Avenue. I fear Bethesda will become the cautionary tale of Montgomery County, and no longer a neighborhood to emulate. There are no do-overs once the area is over-developed, and subsequently abandoned for more smartly developed and usable districts.

Please consider the beauty and draw of a smaller scale.

Katya Marin  
East Bethesda Resident

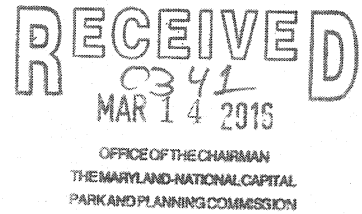
<http://www.bethesdamagazine.com/Bethesda-Beat/Web-2016/After-Years-of-Study-Rockville-Pike-Neighborhood-Plan-Finally-Heads-to-City-Council/#.VvF9Fv4EGUQ.twitter>

-katya  
301.648.3237

## MCP-CTRACK

---

**From:** Stefanie Van Pelt <sneffle2001@yahoo.com>  
**Sent:** Friday, March 11, 2016 7:44 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda



Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

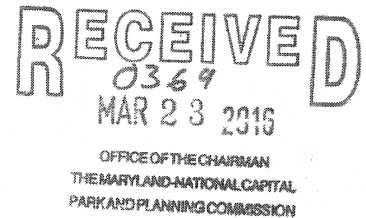
Sincerely,

Stefanie Van Pelt  
4536 N Chelsea Ln  
Bethesda, MD 20814

**MCP-CTRACK**

---

**From:** Roxanna Wolfe <wolferw@erols.com>  
**Sent:** Tuesday, March 22, 2016 7:35 PM  
**To:** MCP-Chair  
**Subject:** letter attached St Johns Norwood Parish  
**Attachments:** parishioner support letter march 21 (1).docx



March 22, 2016

The Honorable Roger Berliner, Council Vice President  
Council Office Building  
100 Maryland Avenue, 6th Floor  
Rockville, MD 20850

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

**Subject: St. John's Church, Norwood Parish;  
Support for uniform zoning of the church's property, designation of  
St. John's as a Priority Sending Site, and responsible development of  
the adjacent property at 6801 Wisconsin Avenue.**

Dear Mr. Berliner, Chairman Anderson, and Members of the Planning Board:

I am a member of St. John's Church, Norwood Parish, where I serve as the Senior Warden. My home and my business are in Montgomery County. As a County resident, I am writing to express my gratitude that the draft Bethesda Plan recognizes and supports St. John's as a valuable community resource and to ask that you preserve the components of the Bethesda Sector Plan that will allow St. John's to continue and expand on the important work we have done for 140 years to support community in Bethesda. Specifically, I ask for your support in three key areas: uniform zoning of the church's property, designation of St. John's as a Priority Sending Site, and responsible development of the adjacent property at 6801 Wisconsin Avenue.

St. John's, located at the corner of Wisconsin Avenue and Bradley Lane, has been an important part of the Bethesda community since 1874. Today, our church is a vibrant, *growing* religious community, with more than 1,100 members, including hundreds of families and parishioners of all ages. We have a very active senior community and the second-largest Sunday school of the 88 churches in the Episcopal Diocese of Washington. St. John's also has a proud history of incubating important community service organizations such as Bethesda Cares, the Norwood School, and Montgomery Hospice, which got their start in our facilities. We are pleased to host today the St. Barnabas Church of the Deaf and the Oneness Family School and to support the Opportunity (second-hand) Shop, a Bethesda institution for over 60 years.

As a member of St. John's, I endorse the Bethesda Plan's vision for a new and vibrant downtown. My fellow parishioners and I understand that the Plan will bring new development to the property that borders our Memorial Garden and interment wall, the nave of the Church, and our parish hall but believe the development can occur in a way that enhances our sacred spaces and maintains their integrity. I applaud the plan for allowing greater height along Wisconsin Avenue with a significant step-down along West Avenue. I ask that you grant the development next door sufficient height to provide a buffer between it and the Church nave and the columbarium. The taller and thinner the building, the greater the opportunity there is for a development that maintains light and air on the Church property, fits comfortably on Wisconsin Avenue, and minimizes disruption to our ongoing services and events.

I hope that you will support the designation of St. John's as a Priority Sending Site, the uniform zoning of the church property, and the height necessary to allow the developer of the property next door to build up and away from St. John's sacred spaces. My fellow parishioners and I look forward to remaining fully engaged as the Plan is finalized. We are confident that it will make a significant contribution to St. John's positive development, as well as Bethesda's, in the future.

Sincerely,

Dr. Roxanna W. Wolfe

5308 Glenwood Road

Bethesda, MD 20814

Roxanna W. Wolfe, PsyD  
Psychologist (Maryland 3384)  
7988 Old Georgetown Rd., 8-A  
Bethesda, MD 20814  
tel. 301.691.5044  
[www.theBethesdaGroup.com](http://www.theBethesdaGroup.com)  
Email: [wolferw@erols.com](mailto:wolferw@erols.com)

March 22, 2016

The Honorable Roger Berliner, Council Vice President  
Council Office Building  
100 Maryland Avenue, 6th Floor  
Rockville, MD 20850

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

**Subject: St. John's Church, Norwood Parish;  
Support for uniform zoning of the church's property, designation of St.  
John's as a Priority Sending Site, and responsible development of the  
adjacent property at 6801 Wisconsin Avenue.**

Dear Mr. Berliner, Chairman Anderson, and Members of the Planning Board:

I am a member of St. John's Church, Norwood Parish, where I serve as the Senior Warden. My home and my business are in Montgomery County. As a County resident, I am writing to express my gratitude that the draft Bethesda Plan recognizes and supports St. John's as a valuable community resource and to ask that you preserve the components of the Bethesda Sector Plan that will allow St. John's to continue and expand on the important work we have done for 140 years to support community in Bethesda. Specifically, I ask for your support in three key areas: uniform zoning of the church's property, designation of St. John's as a Priority Sending Site, and responsible development of the adjacent property at 6801 Wisconsin Avenue.

St. John's, located at the corner of Wisconsin Avenue and Bradley Lane, has been an important part of the Bethesda community since 1874. Today, our church is a vibrant, *growing* religious community, with more than 1,100 members, including hundreds of families and parishioners of all ages. We have a very active senior community and the second-largest Sunday school of the 88 churches in the Episcopal Diocese of Washington. St. John's also has a proud history of incubating important community service organizations such as Bethesda Cares, the Norwood School, and Montgomery Hospice, which got their start in our facilities. We are pleased to host today the St. Barnabas Church of the Deaf and the Oneness Family School and to support the Opportunity (second-hand) Shop, a Bethesda institution for over 60 years.

As a member of St. John's, I endorse the Bethesda Plan's vision for a new and vibrant downtown. My fellow parishioners and I understand that the Plan will bring new development to the property that borders our Memorial Garden and interment wall, the nave of the Church, and

our parish hall but believe the development can occur in a way that enhances our sacred spaces and maintains their integrity. I applaud the plan for allowing greater height along Wisconsin Avenue with a significant step-down along West Avenue. I ask that you grant the development next door sufficient height to provide a buffer between it and the Church nave and the columbarium. The taller and thinner the building, the greater the opportunity there is for a development that maintains light and air on the Church property, fits comfortably on Wisconsin Avenue, and minimizes disruption to our ongoing services and events.

I hope that you will support the designation of St. John's as a Priority Sending Site, the uniform zoning of the church property, and the height necessary to allow the developer of the property next door to build up and away from St. John's sacred spaces. My fellow parishioners and I look forward to remaining fully engaged as the Plan is finalized. We are confident that it will make a significant contribution to St. John's positive development, as well as Bethesda's, in the future.

Sincerely,

Dr. Roxanna W. Wolfe

5308 Glenwood Road

Bethesda, MD 20814



MCP-CTRACK

RECEIVED  
0359

MAR 21 2016

**From:** Carl Schaefer <cfschaefer@gmail.com>  
**Sent:** Sunday, March 20, 2016 7:19 PM  
**To:** MCP-Chair  
**Subject:** St. John's Church, Norwood; support for uniform zoning

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

March 20, 2016

The Honorable Roger Berliner, Council Vice President  
Council Office Building  
100 Maryland Avenue, 6th Floor  
Rockville, MD 20850

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

**Subject: St. John's Church, Norwood Parish;**

**Support for uniform zoning of the church's property, designation of St. John's as a Priority Sending Site, and responsible development of the adjacent property at 6801 Wisconsin Avenue.**

Dear Mr. Berliner, Chairman Anderson and Members of the Planning Board:

I am writing as a Montgomery County resident and as a member of St. John's Church, Norwood Parish, to express my gratitude that the draft Bethesda Plan recognizes and supports St. John's as a valuable community resource and to ask that you preserve the components of the Bethesda Sector Plan that will allow St. John's to continue and expand on the important work we have done for 140 years to support community in Bethesda. Specifically, I ask for your support in three key areas: uniform zoning of the church's property, designation of St. John's as a Priority Sending Site, and responsible development of the adjacent property at 6801 Wisconsin Avenue.

St. John's, located at the corner of Wisconsin Avenue and Bradley Lane, has been an important part of the Bethesda community since 1874. Today, our church is a vibrant, *growing* religious community, with more than 1,100 members, including hundreds of families and parishioners of all ages. We have a very active senior community and the second-largest Sunday school of the 88 churches in the Episcopal Diocese of Washington. St. John's also has a proud history of incubating important community service organizations such as Bethesda Cares, the Norwood School, and Montgomery Hospice, which got their start in our facilities. We are pleased to host today the St. Barnabas Church of the Deaf and the Oneness Family School and to support the Opportunity (second-hand) Shop, a Bethesda institution for over 40 years.

As a member of St. John's, I endorse the Bethesda Plan's vision for a new and vibrant downtown. My fellow parishioners and I understand that the Plan will bring new development to the property that borders our Memorial Garden and interment wall, the nave of the Church, and our parish hall but believe the development can occur in a way that enhances our sacred spaces and

maintains their integrity. I applaud the plan for allowing greater height along Wisconsin Avenue with a significant step-down along West Avenue. I ask that you grant the development next door sufficient height to provide a buffer between it and the Church nave and the columbarium. The taller and thinner the building, the greater the opportunity there is for a development that maintains light and air on the Church property, fits comfortably on Wisconsin Avenue, and minimizes disruption to our ongoing services and events.

I hope that you will support the designation of St. John's as a Priority Sending Site, the uniform zoning of the church property, and the height necessary to allow the developer of the property next door to build up and away from St. John's sacred spaces. My fellow parishioners and I look forward to remaining fully engaged as the Plan is finalized. We are confident that it will make a significant contribution to St. John's positive development, as well as Bethesda's, in the future.

Sincerely,

Carl Schaefer  
4805 Drummond Ave  
Chevy Chase MD 20815

## MCP-CTRACK

---

**From:** Dlhopsky, Heather - HXD <HDIhopolsky@linowes-law.com>  
**Sent:** Thursday, March 17, 2016 5:19 PM  
**To:** MCP-Chair  
**Subject:** 4816, 4820, and 4910 Moorland Lane, and 7505, 7507, 7509, and 7511 Arlington Road, Bethesda  
**Attachments:** 201603161436.pdf

Chairman Anderson and Members of the Planning Board,

Attached please find our letter regarding the properties that ZOM has under contract wrapping the corner of Moorland Lane and Arlington Road in Bethesda. Hard copies are being mailed to you as well.

Thank you, and please let me know if you have any questions.

Heather

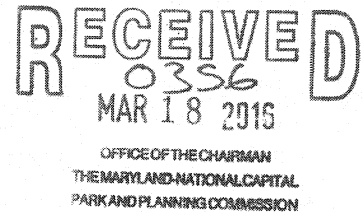
Heather Dlhopsky  
Partner

---

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

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

---



This e-mail message is intended only for the addressee and may contain confidential and/or privileged material. Any interception, review, retransmission, dissemination, or other use of, or taking of any action upon this information by persons or entities other than the intended recipient is prohibited by law and may subject them to criminal or civil liability. If you received this communication in error, please contact us immediately at the direct dial number set forth above, or at (301) 654-0504, and delete the communication from any computer or network system. Although this e-mail (including attachments) is believed to be free of any virus or other defect that might negatively affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free, and no responsibility is accepted by the sender for any loss or damage arising in any way in the event that such a virus or defect exists.

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

March 17, 2016

Heather Dhopolsky  
301.961.5270  
hdhopolsky@linowes-law.com

**VIA EMAIL AND FIRST CLASS MAIL**

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

Re: 4816, 4820, and 4910 Moorland Lane and 7511, 7509, 7507, and 7505 Arlington Road,  
Bethesda (collectively, the "Properties") -- Response to 2/17/16 Letter from the  
Christopher Condominium

Dear Mr. Anderson and Members of the Planning Board:

On behalf of ZOM Mid-Atlantic ("ZOM"), I am submitting this letter in response to the February 17, 2016 correspondence (the "2/17/16 Letter") submitted to you by Michele Rosenfeld, Esq. on behalf of the Christopher Condominium ("The Christopher"). We also request a few minutes to speak when the Montgomery County Planning Board (the "Planning Board") undertakes "reconsideration requests", which we understand is tentatively scheduled for some time in April.

Before I address the 2/17/16 Letter though, I want to note that we met with our neighbors at The Christopher as well as Ms. Rosenfeld on March 9<sup>th</sup>. We believe that this was a productive meeting and a positive start to continuing communications, and we intend to continue working with our neighbors at The Christopher moving forward. The purpose of this letter we are submitting today is simply to respond on the record to the 2/17/16 Letter.

While the vast majority of the 2/17/16 Letter provides some of the history of the TS-R piecemeal rezoning that took place in 1988, which resulted in the development of The Christopher and involved density transfer from several of the Properties that ZOM has under contract<sup>1</sup>, this piecemeal rezoning and accompanying Development Plan is not controlling and bears little relevance to how the Properties should be comprehensively planned and zoned moving forward. At the June 24, 2015 Planning Board public hearing on the Bethesda Downtown Plan (specifically, on the "Public Hearing Draft" dated May 2015), as well as at the January 7, 2016

---

<sup>1</sup> Only 4816, 4820, and 4910 Moorland Lane and 7507 and 7509 Arlington Road were a part of the piecemeal rezoning and Development Plan. 7505 and 7511 Arlington Road had no involvement in that process.

\*\*L&B 5616748v3/10489.0002

Mr. Casey Anderson, Chair  
and Members of the Planning Board  
March 17, 2016  
Page 2

worksession on the Arlington North District, ZOM explained why the density and height recommended for the Properties in the Public Hearing Draft is below what makes good planning and zoning sense given the Properties' proximity to Metro, the significant heights of adjoining and confronting buildings, the fact that the Properties are significantly underutilized given their transit proximity and nearby land uses and intensities, and that there is ample distance and buffering between the Properties and single-family uses to the west. The Planning Board agreed, recommending at its January 7, 2016 worksession that the Properties be rezoned to CR-4, C-0.75, R-4.0, H-75 (with the height stepping down to 60 feet along Arlington Road).<sup>2</sup>

The rezoning of the Properties 28 years ago (along with the approval of the Development Plan at that time and subsequent Site Plan also approved in 1988), was evaluated and ultimately approved pursuant to the recommendations of the 1976 Bethesda Central Business District Sector Plan.<sup>3</sup> The 2/17/16 Letter tries to make relevant planning and zoning policies that were pertinent at the time of the piecemeal rezoning, but to suggest that policies adopted two Sector Plans ago (which was 40 years ago) and before the Bethesda Metro Station was even operational is completely misplaced and misguided. The entire Downtown Bethesda area, including the area of the Properties which is a 5-minute walk from the Metro Station, has significantly changed over the past three decades, changing from a pre-Metro suburban neighborhood to a still emerging but vibrant urban area screaming for transit-oriented development. The entire concept of planning and zoning for this area (and for the Properties) has dramatically changed, and the current Bethesda Downtown Plan will look forward toward the continuing urbanization of the Downtown. Looking backward nearly 30 years is not remotely useful or relevant. To assert that the Development Plan should somehow continue to constrain the Properties ignores the conversion of the Downtown to an urban city over the past three decades, and indeed the 2014 Montgomery County Zoning Ordinance itself recognizes that when a property proceeds through a master plan and sectional map amendment ("SMA") process and proceeds with development per the SMA, binding elements as the result of a piecemeal rezoning no longer apply.<sup>4</sup> If we

---

<sup>2</sup> At the January 7<sup>th</sup> worksession, there was a very brief discussion as to whether Section 59-4.1.8.B of the Zoning Ordinance regarding height compatibility is applicable to the Properties because the property directly across Arlington Road is the Bethesda Elementary School, zoned R-60. I have consulted with Montgomery County Department of Permitting Services Staff, and they indicated that this Section is not applicable because while the school is located in a "Residential Detached" zone, it is not "vacant or improved with an agricultural or residential use".

<sup>3</sup> There was a 1982 Amendment to the 1976 Sector Plan, which primarily simply adjusted the staging plan and trip caps of the 1976 Sector Plan.

<sup>4</sup> Section 59-7.7.1.B.5.a provides: "Any development allowed on property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment must satisfy any binding elements until:

Mr. Casey Anderson, Chair  
and Members of the Planning Board  
March 17, 2016  
Page 3

allow the fact that there happens to be old prior approvals in place (which is the case with many properties) to prevent future rezonings and reconfigurations of sites, no big-picture, comprehensively planned changes would ever occur in an area. The comprehensive land use and zoning process that we are in the midst of is one that looks to the future and adapts policies, properties, and areas to changes in circumstances going forward without regard to how the Properties got to the present.

As previously stated, while we do not believe that there is anything in the 2/17/16 Letter that should change the Planning Board's January 7<sup>th</sup> decision, we do note that ZOM is well aware of previous density transfer that took place. As noted in both our January 23, 2015 letter to Staff as well as our June 24, 2015 written testimony for the Planning Board's public hearing, "the Properties previously sold a significant portion of their development rights to The Christopher condominium directly to the east of the Properties" and "several of the properties wrapping Moorland Lane/Arlington Road previously sold a significant portion of their development rights to The Christopher condominium directly to the east," respectively. At the Planning Board's January 7, 2016 worksession we reiterated the fact that the density transfer had occurred, but we noted that if the Planning Board wishes to see redevelopment of the Properties in line with the vision expressed in narrative form for the Properties by the Public Hearing Draft<sup>5</sup>, a 4 FAR is what is needed to spur such redevelopment. In addition, ZOM is aware of the presence of easements between several of the Properties and The Christopher. However, both the density transfer and easements (and any other matters affecting title) are not relevant to the ongoing comprehensive planning and zoning for the Properties and will be dealt with at the appropriate time; the Sector Plan process is not that time.

As noted above, we are committed to working with our neighbors at The Christopher. We appreciate their mention in the 2/17/16 Letter that they are not opposed to some redevelopment of the Properties. While we do not know if ultimately we will reach agreement on the appropriate scope of such redevelopment, we intend to continue working with them moving forward, and look forward to continuing to work with Staff and the Planning Board as well throughout this process.

---

i. the property is subject to a Sectional Map Amendment that implements a master plan approved after October 30, 2014 and obtains approval for development under the SMA-approved zoning" . . . .

<sup>5</sup> The Public Hearing Draft calls for, among other recommendations, promoting "redevelopment opportunities for under-utilized sites such as single-family homes" (p. 132). The Public Hearing Draft also notes that "[w]est of Arlington Road, the institutional buildings and park spaces provide a buffer to the single-family homes", and that "[e]ast of Arlington Road, heights should continue to step up as the buildings approach Woodmont Avenue."

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

Mr. Casey Anderson, Chair  
and Members of the Planning Board  
March 17, 2016  
Page 4

Thank you for your consideration of these comments. If you have any questions or require any additional information, please do not hesitate to contact us.

Very truly yours,

**LINOWES AND BLOCHER LLP**



Heather Dlhopsky

cc: Mr. Andrew Cretal, ZOM Mid-Atlantic (*via first-class mail*)  
Mr. Chris Love, ZOM Mid-Atlantic (*via first-class mail*)  
Ms. Leslye Howerton, M-NCPPC (*via first-class mail*)  
Michele Rosenfeld, Esq., Counsel for The Christopher Condominium (*via first-class mail*)  
David Brown, Esq., Counsel for 7505 Arlington Road (*via first-class mail*)

## MCP-CTRACK

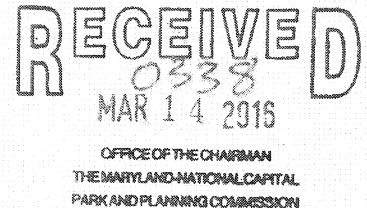
---

**From:** Bruce McNair (Avison Young) <Bruce.McNair@avisonyoung.com>  
**Sent:** Saturday, March 12, 2016 3:48 PM  
**To:** MCP-Chair  
**Cc:** David Fairweather; Bruce McNair (Avison Young)  
**Subject:** 4831 West Lane LLC, Local Map Amendment G-954 & Development Plan Amendment DPA 13-01  
**Attachments:** West Lane FAR increase request.pdf; 4831 West Lane - Attachment1\_BethesdaDowntownZoning\_PlanningBoardDecisions\_010716.pdf; IMG\_20160312\_151506\_252.jpg; IMG\_20160312\_151450\_534.jpg; IMG\_20160312\_151459\_683.jpg  
**Importance:** High

**RE: Development Application Preliminary Plan Amendment No. 12008005A  
Site Plan Amendment No. 82008003A**

**RE: Development Plan Amendment DPA 13-01  
301-495-4595**

**RE: Zoning Request G-954  
240-777-6666**



<http://www.montgomeryplanningboard.org/agenda/2016/agenda20160204.html>

Dear Sir/Madame,

We just received a copy of the attached email from Patricia Harris regarding a request to increase the FAR and building height for the above referenced project. We also were able to research the Planning Board meeting minutes and attach what appears to be a recommendation by the Planning Board to increase the density by .5 FAR and the building height to 100 feet.

If true, this is very surprising, since the development plan as previously approved was very strongly opposed by the neighborhood...the original application increased density from 48 units to 120 units...and suddenly, they are recommended for approval by Planning Board for 144 units? The recommended approval also increases building height from 70' to 100'.

**Can you please let us know the status of this project request for additional density?  
Was notice provided to the neighborhood?  
How can we learn more about the approvals, impacts on traffic and other planning considerations?**

Please let me know if I should communicate with someone else on this.

Thanks very much,



Bruce B. McNair  
4825 Montgomery Lane  
Bethesda MD

## MCP-CTRACK

---

**From:** Harris, Patricia A. <paharris@lercheary.com>  
**Sent:** Tuesday, December 15, 2015 8:27 AM  
**To:** MCP-Chair  
**Subject:** Bethesda Sector Plan Worksession -- West Lane

Dear Chair Anderson,

I wanted to quickly touch base prior to today's Sector Plan worksession with respect to the West Lane property and the owners request for an additional .5 FAR (19,000 square feet) and an additional 15' in height. As you noted when we previously spoke about this property, unlike perhaps any other in the Sector Plan area, it is moving forward – the Owner has filed building permit plans which are currently under review. Thus, allocation of additional density on this site will materialize and result in additional residential units less than 800' from the Metro. Unfortunately, the costs of the project are significant (including unexpected costs of \$600,000 for having to convert to a high rise construction type and close to \$1,000,000 for undergrounding utilities) and the current project is relatively small – resulting in significant costs per unit. The requested increase in height and density would allow for an increase in the number of units from 112 to approximately 144 units, including 5 additional MPDUs, for a total of 22.

I hope this is helpful and I look forward to discussing this further at the worksession. Thank you.

Pat

—

**Patricia A. Harris - Attorney**  
Lerch, Early & Brewer, Chtd. Ideas that work  
3 Bethesda Metro Center - Suite 400 - Bethesda, MD 20814  
Tel: (301) 841-3832 Fax: (301) 347-3758 - paharris@lercheary.com  
Bio: <http://www.lercheary.com/team/patricia-a-harris>  
Vcard: <http://www.lercheary.com/team/patricia-a-harris-vcard>

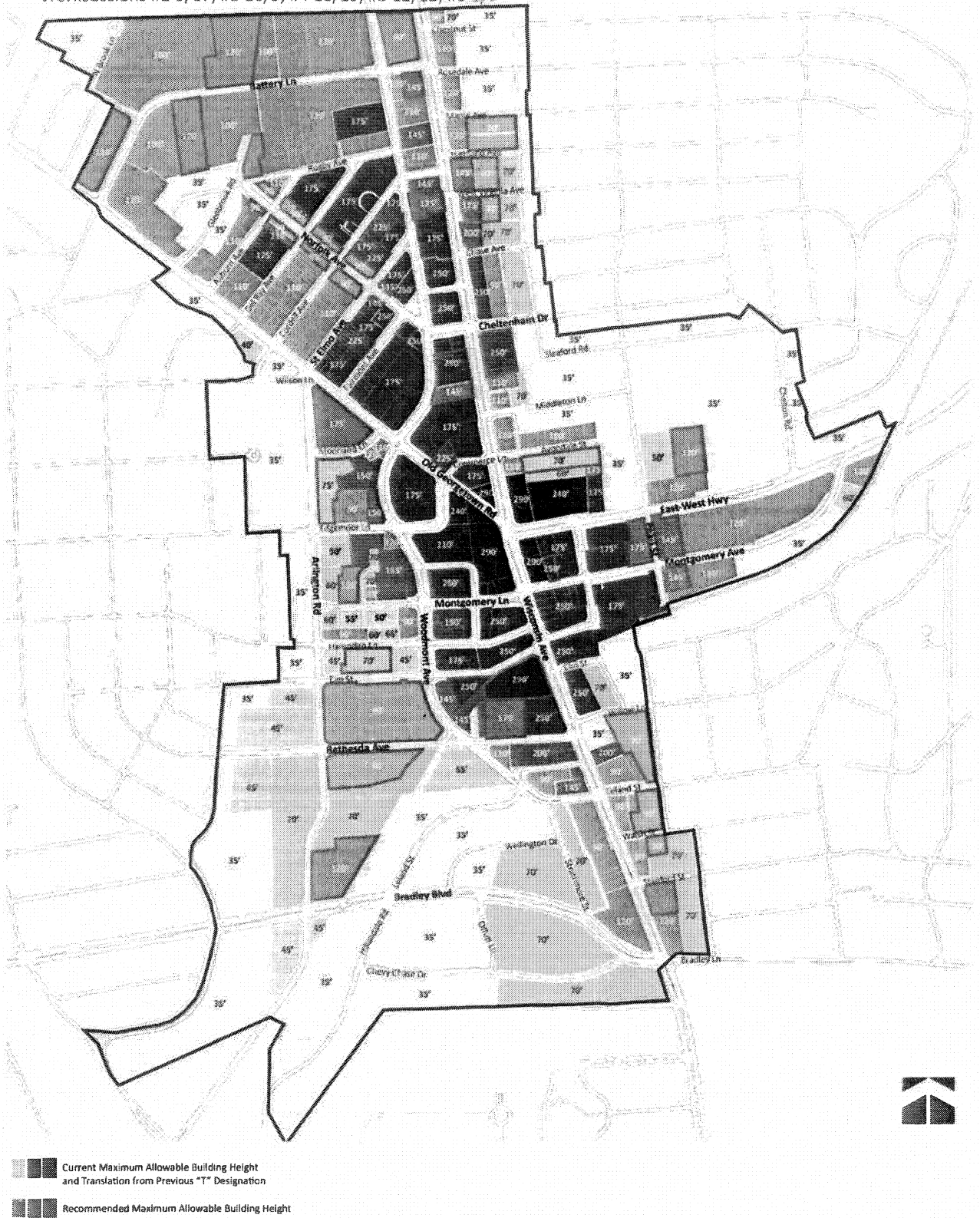
Please consider the environment before printing this message.

Attention: This message is sent from a law firm and may contain information that is privileged or confidential. If you received this communication in error, please notify the sender by reply e-mail and delete this message and any attachments. Thank you.  
[www.lercheary.com](http://www.lercheary.com)



## Figure 2.20: Recommended Maximum Building Heights

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



**LAW  
OFFICES**

**DEVELOPMENT APPLICATION FOR  
WEST LANE  
PRELIMINARY PLAN AMENDMENT NUMBER 12008005A  
SITE PLAN AMENDMENT NUMBER 82008003A  
AMENDMENT TO THE APPROVED SITE PLAN AND  
PRELIMINARY PLAN TO PERMIT 120 MULTI-FAMILY  
RESIDENTIAL DWELLING UNITS**

*For process and hearing information please contact:  
The Maryland-National Capital Park and Planning Commission  
8787 Georgia Ave. Silver Spring, MD 20910  
[www.montgomeryplanning.org/development](http://www.montgomeryplanning.org/development)  
(301) 495-4550*

5015 600

# ZONING REQUEST

NO: **G-954**

FROM: **R-60** RESIDENTIAL

TO: **TS-R** RESIDENTIAL

AREA: **5989** SQ. FT.

FOR INFO. **240-777-6666**

**DEVELOPMENT  
PLAN  
AMENDMENT**

NO: **DPA 13-01**

EXISTING ZONING **TS-R R-60**

FOR INFO. **301-495-4595**

**LAW**

**OFFICES**

## MCP-CTRACK

---

**From:** Kronenberg, Robert  
**Sent:** Monday, March 14, 2016 8:49 AM  
**To:** Bruce McNair (Avison Young); Erin.Grayson@MontgomeryPlanning.org  
**Cc:** David Fairweather; Brad Rozansky; Bob Banner; MCP-Chair; Howerton, Leslye  
**Subject:** RE: 4831 West Lane LLC, Local Map Amendment G-954 & Development Plan Amendment DPA 13-01

Mr. McNair,

The attached notices that you sent are part of the Bethesda Downtown Sector Plan update that started in 2014 and is currently undergoing worksessions with the Planning Board. The Planning Board has tentatively recommended increased heights and densities throughout Bethesda and in the TSR district where the West Lane project is located. However, the Planning Board will be re-evaluating the overall density/height recommendations in April before sending up a Planning Board draft of the Plan to the County Council. Nothing is approved at this point and no change has been made to the development plans.

In answer to your questions below, the status of the Development Plan Amendment has not changed since this case is not before the Planning Board or County Council at this time. Notice of the Bethesda Downtown Plan has been ongoing since 2014 and is on our website with any new recommendations prior to each worksession. Please see the link, and if you or your HOA/condo association are not receiving the email blasts let us know and we can update our contact list. [http://www.montgomeryplanning.org/community/bethesda\\_downtown/index.shtm](http://www.montgomeryplanning.org/community/bethesda_downtown/index.shtm)

The next worksession is on April 7 (currently in the afternoon) and will cover the environmental recommendations of the Plan. I am copying Leslye Howerton, the Bethesda master plan project manager on this reply so you may also contact her directly. The website above will assist you in the current recommendations by the Planning Board for the Plan. If you have questions about other projects ongoing in your vicinity (i.e. the Lauren and the Toll Brothers project around the corner on Arlington) I can assist you.

I am copying the office of the Planning Board chair so the correspondence can be distributed to him and the other Board members. My team is always available to meet with you if necessary. Please contact me with any other questions.

**Robert A. Kronenberg** | Chief, Area 1  
The Montgomery County Planning Department  
8787 Georgia Avenue, Silver Spring, Maryland 20910  
[Robert.Kronenberg@montgomeryplanning.org](mailto:Robert.Kronenberg@montgomeryplanning.org)  
T 301 495-2187 F 301 495-1304

**From:** Bruce McNair (Avison Young) [mailto:[Bruce.McNair@avisonyoung.com](mailto:Bruce.McNair@avisonyoung.com)]  
**Sent:** Saturday, March 12, 2016 1:00 PM  
**To:** Erin.Grayson@MontgomeryPlanning.org; Kronenberg, Robert <[robert.kronenberg@montgomeryplanning.org](mailto:robert.kronenberg@montgomeryplanning.org)>  
**Cc:** David Fairweather <[davere@aol.com](mailto:davere@aol.com)>; Brad Rozansky <[brad@rozansky.com](mailto:brad@rozansky.com)>; Bob Banner <[bbanner@sandyspringbuilders.com](mailto:bbanner@sandyspringbuilders.com)>; Bruce McNair (Avison Young) <[Bruce.McNair@avisonyoung.com](mailto:Bruce.McNair@avisonyoung.com)>  
**Subject:** 4831 West Lane LLC, Local Map Amendment G-954 & Development Plan Amendment DPA 13-01  
**Importance:** High



<http://www.montgomeryplanningboard.org/agenda/2016/agenda20160204.html>

Hi Erin and Robert,

We just received a copy of the attached email from Patricia Harris regarding a request to increase the FAR and building height for the above referenced project. We also were able to research the Planning Board meeting minutes and attach what appears to be a recommendation by the Planning Board to increase the density by .5 FAR and the building height to 100 feet.

If true, this is very surprising, since the development plan as previously approved was very strongly opposed by the neighborhood.

**Can you please let us know the status of this project?**

**Was notice provided to the neighborhood?**

**How can we learn more about the approvals, impacts on traffic and other planning considerations?**

**Will there be an opportunity to express our concerns?**

Please let me know if I should communicate with someone else on this.

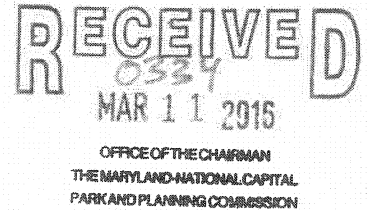
Thanks very much,

Bruce B. McNair  
4825 Montgomery Lane  
Bethesda MD

## MCP-CTRACK

---

**From:** Marilyn M azuzan <pmazuzan@aol.com>  
**Sent:** Monday, March 07, 2016 7:01 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda



Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Marilyn M azuzan  
5506 Oakmont Ave,  
Bethesda, MD 20817

## MCP-CTRACK

---

**From:** Stephen Garfinkel <garfsteve@aol.com>  
**Sent:** Monday, March 07, 2016 8:04 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Stephen Garfinkel  
5510 Whitley Park Terrace  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** k bovello <jrc20815@aol.com>  
**Sent:** Monday, March 07, 2016 10:22 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

k bovello  
4515 Willard Ave Apt. 1810  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Juanita Deans <msdeans04@aol.com>  
**Sent:** Tuesday, March 08, 2016 7:45 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Juanita Deans  
Spruce  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Jonathan Lyons <Jslami@aol.com>  
**Sent:** Tuesday, March 08, 2016 9:32 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Jonathan Lyons  
3922 Oliver St  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Farren Matilde <mfalc@aol.com>  
**Sent:** Tuesday, March 08, 2016 10:39 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Chevy Chase and I'm am deeply concerned about making the future buildings around me more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Farren Matilde  
4009 Bradley Lane  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Clare Glynn <clareglynn@aol.com>  
**Sent:** Tuesday, March 08, 2016 12:55 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Clare Glynn  
4800 Chevy Chase Drive  
Apt. 103  
Chevy Chase, MD 20815



## MCP-CTRACK

---

**From:** Jeanne Tustian <jbtustian@aol.com>  
**Sent:** Tuesday, March 08, 2016 12:55 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Jeanne Tustian  
9408 Seddon Road  
BETHESDA, MD 20817

## MCP-CTRACK

---

**From:** oliver davidson <pripubpart@aol.com>  
**Sent:** Tuesday, March 08, 2016 5:52 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Chevy Chase and I'm am deeply concerned about making the future buildings in the nearby communities more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will cost slightly more initially, but in the long term will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Please do the right thing on energy efficiency for us and our children.

Sincerely,

Oliver and Roxanne Davidson

oliver davidson  
3915 oliver st  
chevy chase, MD 20815

## MCP-CTRACK

---

**From:** Martha Chase <Mlchase111@yahoo.com>  
**Sent:** Wednesday, March 09, 2016 9:50 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Martha Chase  
4878 Chevy Chase Dr  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** helen blank <helen\_blank@yahoo.com>  
**Sent:** Wednesday, March 09, 2016 2:13 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

helen blank  
7202 Chestnut Street  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Michael Robinson <mr7813@aol.com>  
**Sent:** Wednesday, March 09, 2016 2:25 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Michael Robinson  
7510 maple ave  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Robin Sherman <rosherman@aol.com>  
**Sent:** Wednesday, March 09, 2016 2:34 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Robin Sherman  
4208 Leland Street  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Suzanne Nash <suzanne.nash@yahoo.com>  
**Sent:** Wednesday, March 09, 2016 2:35 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Suzanne Nash  
6417 Ruffin Road  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Mona Sarfaty <monasarfaty@yahoo.com>  
**Sent:** Wednesday, March 09, 2016 2:42 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Mona Sarfaty  
4501 Leland Street  
Chevy Chase, MD 20815



## MCP-CTRACK

---

**From:** Holly Clemans <holclem@aol.com>  
**Sent:** Wednesday, March 09, 2016 2:49 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live at 4977 Battery Lane in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I understand that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing for Bethesda and people everywhere on energy efficiency.

Sincerely,

Holly Clemans

Holly Clemans  
4977 Battery Lane  
apt 420  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Margot Mahoney <Rvava5@aol.com>  
**Sent:** Wednesday, March 09, 2016 4:46 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Margot Mahoney and David Budin

Margot Mahoney  
Ridgewood ave  
Chevy chase, MD 20815

## MCP-CTRACK

---

**From:** John Kolakowski <jlk036@yahoo.com>  
**Sent:** Wednesday, March 09, 2016 4:50 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

John Kolakowski  
4115 Aspen St.  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Patricia Burda <patburda@aol.com>  
**Sent:** Wednesday, March 09, 2016 5:01 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Patricia Burda  
4108 Woodbine Street  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** William Shakelton <jshakelton@aol.com>  
**Sent:** Wednesday, March 09, 2016 5:03 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,  
William J. Shakelton

William Shakelton  
5307 Wriley Road  
Bethesda, MD 20816

## MCP-CTRACK

---

**From:** Ann Wild <Annwild@aol.com>  
**Sent:** Wednesday, March 09, 2016 5:13 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Ann Wild  
7104 Oakridge Ave.  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Virginia Ceaser <vrceaser@yahoo.com>  
**Sent:** Wednesday, March 09, 2016 5:22 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Virginia Ceaser  
3919 Virgilia St.  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Robert Posner <robertposner2@yahoo.com>  
**Sent:** Wednesday, March 09, 2016 5:23 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,  
Robert Posner

Robert Posner  
4304 Chestnut Street  
Bethesda,, MD 20814



## MCP-CTRACK

---

**From:** Melanie Manfield <mbmanfield@aol.com>  
**Sent:** Wednesday, March 09, 2016 5:31 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Melanie Manfield  
4322 Leland Street  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** michael skinker <mtsgolf@yahoo.com>  
**Sent:** Wednesday, March 09, 2016 5:43 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

michael skinker  
6623 hillandale rd  
chevy chase, MD 20815

## MCP-CTRACK

---

**From:** Teresa Duncan <teamduncan@aol.com>  
**Sent:** Wednesday, March 09, 2016 7:02 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in the Bethesda area and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Teresa Duncan  
Concerned citizen

Teresa Duncan  
3060 Garrison St NW  
Washington, DC 20008

## MCP-CTRACK

---

**From:** Haresh Luthria <hluthria@yahoo.com>  
**Sent:** Wednesday, March 09, 2016 7:07 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Haresh Luthria  
4411 Walsh Street  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Theresa Robbins <teal83102@yahoo.com>  
**Sent:** Wednesday, March 09, 2016 7:20 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Theresa Robbins  
4500 jones bridge road  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Ann Posner <bodicea\_0@yahoo.com>  
**Sent:** Wednesday, March 09, 2016 9:10 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Ann Posner  
4304 Chestnut St.  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Laurie Haughey <Laurierex@aol.com>  
**Sent:** Thursday, March 10, 2016 5:10 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Laurie Haughey  
4424 Ridge St  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Meigs Ranney <meigsranney@yahoo.com>  
**Sent:** Thursday, March 10, 2016 7:58 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Meigs Ranney  
6646 Hillandale Rd  
Chevy Chase, MD 20815-



## MCP-CTRACK

---

**From:** Judith Dack <Jsduck1@aol.com>  
**Sent:** Thursday, March 10, 2016 9:32 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Judith Dack  
4303 Curtis Road  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** kirk renaud <kirkrenaud@aol.com>  
**Sent:** Thursday, March 10, 2016 9:40 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

kirk renaud  
3906 woodbine st  
chevy chase, MD 20815

## MCP-CTRACK

---

**From:** Judith Graef <graefwkd@aol.com>  
**Sent:** Thursday, March 10, 2016 10:34 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Judith L. Graef

Judith Graef  
5201 Wilson Lane  
Bethesda, MD 20814

## MCP-TRACK

---

**From:** Brad Haughey <bradhoy@aol.com>  
**Sent:** Thursday, March 10, 2016 11:00 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Brad Haughey  
4424 Ridge St.  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Melissa Arvin <mearvin79@gmail.com>  
**Sent:** Thursday, March 10, 2016 6:44 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

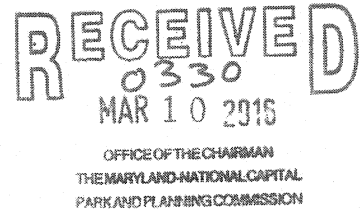
Sincerely,

Melissa Arvin  
7111 Woodmont Ave  
CHEVY CHASE, MD 20815

## MCP-CTRACK

---

**From:** Fairlie Maginnes <fairlieam@gmail.com>  
**Sent:** Thursday, March 10, 2016 11:07 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda



Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Fairlie Maginnes  
7111 Beechwood Drive  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Michael Pearse <mpearse@verizon.net>  
**Sent:** Thursday, March 10, 2016 11:39 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

RECEIVED  
0330  
MAR 10 2016

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

Dear members of the Planning Commission,

I live in Chevy Chase and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Michael Pearse

Michael Pearse  
4419 Ridge Street  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Elsa Silverman <ebsilverman@gmail.com>  
**Sent:** Thursday, March 10, 2016 12:39 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Elsa Silverman  
8605 Lynbrook Drive  
Bethesda, MD 20814



## MCP-CTRACK

---

**From:** pamela fowler <gardner.pam@gmail.com>  
**Sent:** Thursday, March 10, 2016 12:45 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

pamela fowler  
7320 Meadow Lane  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** lisa potetz <lpotetz@hotmail.com>  
**Sent:** Thursday, March 10, 2016 1:14 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

lisa potetz  
4311 Curtis Road  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Andrew Kass <andrewkass@comcast.net>  
**Sent:** Thursday, March 10, 2016 2:22 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Rockville, which neighbors Bethesda and I'm deeply concerned about making the future buildings in my surrounding community more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Andrew Kass  
816 CABIN JOHN PKWY  
ROCKVILLE, MD 20852

## MCP-CTRACK

---

**From:** Nancy Van Meter <nvanmeter5@gmail.com>  
**Sent:** Thursday, March 10, 2016 3:19 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Nancy Van Meter  
7803 Custer Rd.  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Diane Winslow <dcbwinslow@gmail.com>  
**Sent:** Thursday, March 10, 2016 3:32 PM  
**To:** MCP-Chair; Howerton, Leslye; mbmanfield@aol.com  
**Subject:** Comments for Planning Board Meeting

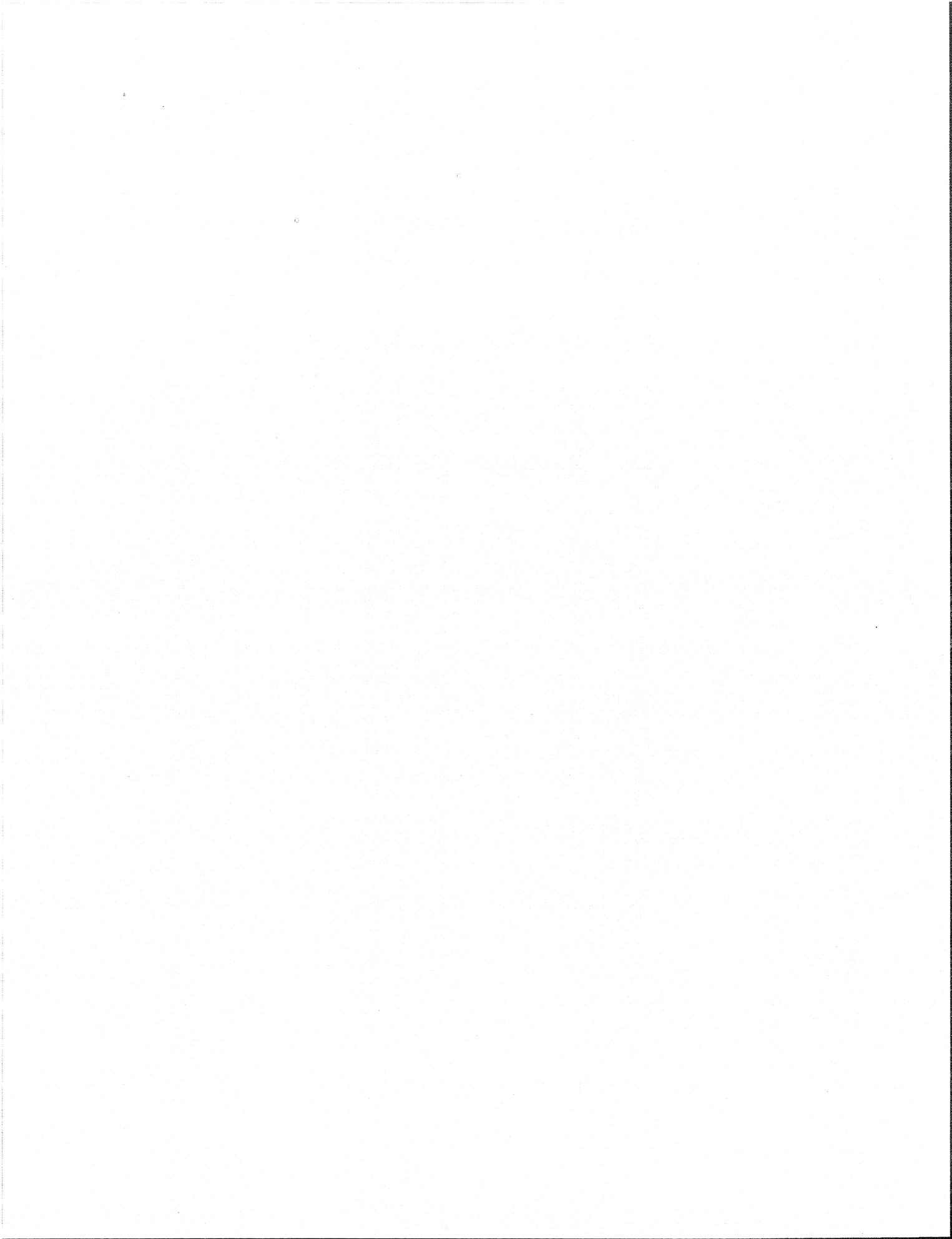
Dear Chairman Anderson and Planning Board Members:

My husband and I had hoped to attend your Board meeting tonight to express in person our concern over several proposed changes in zoning and height/density allowances in Bethesda. Because family issues will prevent us from being there, we are now writing to you. As longtime residents of the Town of Chevy Chase, we are deeply concerned about the potential negative impact of these changes on the quality of life for residents of our town and other surrounding areas.

Andrea Harris, Melanie Manfield, and others have written well-reasoned letters enumerating similar concerns. I will not repeat their detailed arguments here, but Terry and I join them in urging you to keep density and height changes to a minimum and to consider the interests of surrounding communities and neighboring properties. In particular, losing parking lots #10 and 24 would have a negative impact on the Town of Chevy Chase, as well as the various businesses nearby. Furthermore, in addition to economic damage, many of your changes would appear to involve substantial environmental and safety issues.

We are not opposed to development per se, but the needs of community must supersede those of developers. Thank you for your consideration.

Diane and Terry Winslow 7201 Maple Ave. Chevy Chase MD 20815



## MCP-CTRACK

---

**From:** Katya Marin <katya.a.marin@gmail.com>  
**Sent:** Thursday, March 10, 2016 4:20 PM  
**To:** MCP-Chair  
**Cc:** CM Berliner  
**Subject:** Bethesda Metro Center

To the Planning Board,

I have been listening to today's worksession for a few hours now. I am delighted to see how deeply you are considering the issues and how hard you are trying to enhance Bethesda for years to come.

There are a couple of points I would like to make, as someone who works and lives in Bethesda.

For one thing, I urge your to recognize and consider that the most successful, thriving areas in Bethesda are those on a smaller scale, where one can walk, shop, sit without being dwarfed by building and shadows.

But what I am more immediately compelled to point out, as you discuss why Bethesda Metro Center/Plaza doesn't work, is that it is largely a function of the buildings and amenities surrounding it. I work In 3 Bethesda Metro Center and I can tell you that each entrance/exit to the interior plaza is unpleasant. Exiting in any direction leads you to a dark street with little or no retail and in most cases a lot of traffic. I don't know what can or can't be done to save the plaza, but I do know that it doesn't involve MORE buildings on the exterior.

Most importantly, I urge you to visit the site and consider its failings as you approve other construction and projects in the area. All of the surrounding buildings have minimum setbacks, little or no greenery on the street, and no useful retail. And those are the reasons for this sort of vacuum between Woodmont Triangle and downtown Bethesda.

Forgive the brief email, but I only had a few minutes and I felt compelled to speak up while I had the opportunity.

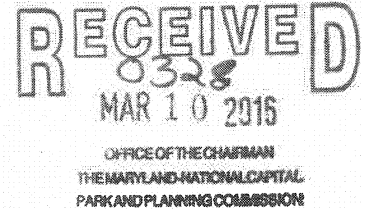
Best,  
Katya



## MCP-CTRACK

---

**From:** kristen mosbaek <km@kristenmosbaek.com>  
**Sent:** Wednesday, March 09, 2016 4:45 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda



Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

kristen mosbaek  
4523 Maple Ave  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Nesrine Taha <Nesrine.taha@hotmail.com>  
**Sent:** Wednesday, March 09, 2016 5:02 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Nesrine Taha  
4998 Battery Lane  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Lisa Brannock <lbrannock@penguincommunications.com>  
**Sent:** Wednesday, March 09, 2016 5:11 PM  
**To:** MCP-Chair  
**Cc:** Duke Brannock  
**Subject:** FW: Parks To Be Incorporated In Bethesda Plan

Dear Chairman Anderson-  
Below is a revised version of my letter.  
Sincerely,  
Lisa Brannock

---

**From:** Lisa Brannock [mailto:lbrannock@penguincommunications.com]  
**Sent:** Tuesday, March 08, 2016 8:08 PM  
**To:** 'MCP-Chair@mncppc-mc.org'  
**Cc:** Duke Brannock (cdbrannock@dukebrannock.com)  
**Subject:** Parks To Be Incorporated In Bethesda Plan

Dear Chairman Anderson,

I'm writing to let you know that my husband and I strongly hope the County Council will adopt a Bethesda Sector Plan which allows the ground-level parking lots behind the Farm Woman's Market and Moby Dick/Pollo restaurants (Parking Lots 24 and 10) to remain as they are and not be developed in any way. In our approximately 30 years as residents of the Town of Chevy Chase, we personally use these facilities many times a week and also find that these parking facilities are intensively used and well-liked by the vast majority of members of the community. I see no reason to spend taxpayer dollars to change what already works, and I think the old-fashioned sense one gets from these "outmoded" facilities is a plus rather than a minus. I don't want the area to bow to convention but, instead, to remain basically as it is. Therefore, I hope the Council will spend its money elsewhere, but not to develop either of these well-used properties. In my view, the council should spend its money to help people and not on unnecessary redevelopment of property.

If the Council does choose to develop these facilities, however, I support those who advocate that the facilities be replaced with parks. Green space will be highly preferable to commercial development. I fear, however, that it will be a slippery slope if the Council allows the current parking lots to be turned into parks, because once developers see the Council is willing to make a change, they will rush in and seek to commercially develop the space. This will be the worst of all possible worlds. ***Under no circumstances should any developer be accorded the right to build a building of any kind on either of these lots.*** The community I think is unanimous in this view and it will be a tragedy of major proportions if our neighborhood of single family houses and trees becomes a locale for multi-story mixed use commercial development. Therefore, while I can support parks on these lots if that is the majority view, I cannot support commercial development of any kind.

Thank you for considering my views at the upcoming meeting.

Sincerely,

Lisa Brannock  
7104 Meadow Lane

---

Chevy Chase, MD 20815  
301 951 4431

## MCP-CTRACK

---

**From:** Robert Portman <robportman5980@gmail.com>  
**Sent:** Wednesday, March 09, 2016 5:11 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Robert Portman  
6803 West Avenue  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Tanya Riseman <tanya.riseman@gmail.com>  
**Sent:** Wednesday, March 09, 2016 5:12 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

Personalized part of letter" With record breaking temperatures in December and again this March, it is hard to brush off global warming. It only makes sense to build green for energy usage. I support this effort to make the future Bethesda energy efficient.

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Tanya Riseman  
104 S. Brook Lane  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Margaretta McKay <McKay.jill@gmail.com>  
**Sent:** Wednesday, March 09, 2016 5:16 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Margaretta McKay  
4401 Highland Avenue  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Max Fainberg <Mfainberg@verizon.net>  
**Sent:** Wednesday, March 09, 2016 5:18 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Chevy Chase and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Max Fainberg  
4403 Stanford Street  
Chevy Chase, MD 20815



## MCP-CTRACK

---

**From:** Stephanie Lowet <s\_lowet@verizon.net>  
**Sent:** Wednesday, March 09, 2016 5:25 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Stephanie Lowet  
4104 Blackthorn Street  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Lise Howard <Lise.howard@gmail.com>  
**Sent:** Wednesday, March 09, 2016 5:33 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Lise Howard  
7605 Maple Ave  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** John L. Kolakowski <jlk036@yahoo.com>  
**Sent:** Wednesday, March 09, 2016 5:37 PM  
**To:** MCP-Chair  
**Subject:** Lots #10 and #24 -- please make these open green space

I write as a member of the community of the Town of Chevy Chase to request that the Planning Board make every attempt possible to convert Lots #10 and #24 off Wisconsin in the Bethesda area to green space and park land. With the increasing density that the planning board is considering for the buildings on Wisconsin, it is vitally important to the community nearby that we have as much park buffer as possible between our residential houses and the office buildings and other taller buildings likely to be built along Wisconsin. I personally believe that above-ground surface parking lots are an inefficient use of land and bad for the environment in several ways, including the facts that they are impermeable and create heat islands that lower air quality. There is already ample public parking nearby, or it can be added in the lower levels of the buildings that will be built on Wisconsin. A much wiser plan for the space would be to continue Elm Street park in the southern direction to create one large park space that would benefit both the TOCC residents and also the workers in the nearby offices. It would create both a visual buffer and a noise buffer, as well as absorb rainwater and provide some wildlife habitat -- all desirable outcomes.

Thank you,

John Kolakowski  
4115 Aspen St.  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Elizabeth Johnson <betsy\_johnson@comcast.net>  
**Sent:** Wednesday, March 09, 2016 5:38 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Elizabeth Johnson  
4413 Ridge St  
Chevy Chase, MD 20815

## **MCP-CTRACK**

---

**From:** Gaelle Dessus <geckobella@live.fr>  
**Sent:** Wednesday, March 09, 2016 5:39 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Gaëlle Dessus

Gaëlle Dessus  
4415 Maple Ave  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Laura Baron <Laura@laurabaronmusic.com>  
**Sent:** Wednesday, March 09, 2016 5:42 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Laura Baron  
Bethesda, MD resident

Laura Baron  
6007 Corbin Rd  
Bethesda, MD 20816

## MCP-CTRACK

---

**From:** Lila Asher <LilaAsher@verizon.net>  
**Sent:** Wednesday, March 09, 2016 5:52 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Lila Asher  
4100 Thornpple st  
Chevy Chas, MD 296815

## MCP-CTRACK

---

**From:** Alison Snoe <acsnow@starpower.net>  
**Sent:** Wednesday, March 09, 2016 6:12 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Alison Snoe  
4408 Highland Ave  
Bethesda, MD 20814



## MCP-CTRACK

---

**From:** Dan Dozier <dozier.dan@gmail.com>  
**Sent:** Wednesday, March 09, 2016 6:12 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Dan Dozier  
5325 Yorktown Road  
Bethesda, MD 20816

## MCP-CTRACK

---

**From:** Elsa Silverman <ebsilverman@gmail.com>  
**Sent:** Wednesday, March 09, 2016 6:21 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Elsa Silverman  
8605 Lynbrook Drive  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Elizabeth Bonardi <Embonardi@gmail.com>  
**Sent:** Wednesday, March 09, 2016 6:42 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Elizabeth Bonardi  
4105 Thornspple St  
Chevy Chase, MD 20925

## **MCP-CTRACK**

---

**From:** Alicia Bazan-Jimenez <alicia.bazan@gmail.com>  
**Sent:** Wednesday, March 09, 2016 6:43 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Alicia Bazan-Jimenez  
4407 Ridge Street  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Georgia Guhin <Gbguhin@gmail.com>  
**Sent:** Wednesday, March 09, 2016 6:53 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Georgia Guhin  
4006 Rosemary St  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Amanda Farber <amandafarber@hotmail.com>  
**Sent:** Wednesday, March 09, 2016 6:53 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Amanda Farber  
7903 Kentucky Ave  
Bethesda, MD 20814

## **MCP-CTRACK**

---

**From:** Bridget Hartman <Bridget@hartmanjr.net>  
**Sent:** Wednesday, March 09, 2016 7:10 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Bridget Hartman

Bridget Hartman  
7214 Ridgewood Avenue  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Melanie Manfield <melbridgewrite@icloud.com>  
**Sent:** Wednesday, March 09, 2016 7:23 PM  
**To:** MCP-Chair; Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy; Wright, Gwen  
**Cc:** councilmember.berliner@montgomerycountymd.gov  
**Subject:** Parks, Open Spaces, Buffer Zones and Environmental Quality in the Bethesda Sector Plan

Dear Montgomery County Planning Board Members,

Please do not sell Parking Lots #10 and #24. We (residents) desperately need those spaces for parks, green space, and parking. We applaud the plan of the Parks staff to have up to 3 acres of parks and green space there. We are woefully short of park space. The Bethesda Central Business District has about 1.9% of its area devoted to park space; the average in cities across the country is 9.1% (according to the Trust for Public Land). In addition, the median park size in cities across the country is about 5 acres; ours is 1.3 to 1.5 acres. The more urban an area becomes, the more it needs parks.

In addition, we don't want the Writer's Center to disappear, and the latter relies very heavily on those parking lots. People come from all over the area – some driving one to two hours after work – contending with rush hour traffic, so they can participate in workshops and engage in self-expression. We will already be losing the Regal Movie Theater – an important, walk-to amenity that is especially appreciated by teens and young adults (millenials). We don't want to keep losing special resources and amenities, as we careen off the path of smart growth and launch towards excessive overdevelopment. Unfortunately, it is already starting to happen. And, we have residents, some mobility-impaired, who rely on those parking lots and are concerned about the safety of underground parking. As I'm sure you are aware, we already have significant parking problems in the downtown Bethesda area.

In addition, it is our understanding that buildings are the major source of greenhouse gas emissions in Bethesda. As a citizen, I urge you to thoroughly review the impact on our environment before authorizing changes that will hurt our environment.

The 1994 Bethesda Sector Plan stated that Montgomery County, Maryland was in the "serious" category for ozone. It also mentioned the November 15, 1990 Amendments to the Clean Air Act. The 1994 Plan contained the following language:



“When the extensive plans to reduce emissions which state and local governments are REQUIRED to develop have been completed, and strategies adopted, all development (including new or expanded transportation facilities in the planning area) should be evaluated for compatibility with and implementation of the adopted strategies.”

In addition, the 1994 Plan noted that: “Changes in land use have had an adverse impact on the stream systems draining the area.” These negative impacts include: streambank erosion, reduced base flows, stream valley disturbance for installation of storm drains and water and sewer lines, litter, poor water quality, and reduced diversity in aquatic species.”

Furthermore, the 1994 Plan stated that: “All new development and redevelopment within the Central Business District should address stormwater quantity and quality controls. The high degree of impervious cover [in the CBD], combined with the enclosed storm drain systems, carries pollutants in stormwater runoff directly into area streams. State and local regulations REQUIRE that infiltration through trenches, porous pavement, buffer strips and similar features be the primary means of providing onsite stormwater controls.”

The 1994 Sector Plan supported a comprehensive stream channel improvement program along Coquelin Run. It also recommended that watershed studies be conducted to control the quality and quantity of runoff from portions of the CBD area, and to identify potential streambank stabilization projects along the tributaries. The 1994 Plan also mentioned that there should be strict adherence to the guidelines adopted in the “Environmental Management of Development in Montgomery County.” Have these goals been accomplished?

It is my understanding that our area is not on track to meet the climate goals of the Maryland Climate Action Plan. Please hit the “pause” button until you review our air quality, water management, and other environmental issues in a comprehensive way. In addition, it is important to consider the potential environmental impact of the Purple Line, which is likely to be constructed. The impact of the latter cannot in good conscience be ignored.

It is also important to give us a comprehensive update on infrastructure issues, including excessive traffic and school overcrowding. The current draft Bethesda Sector Plan mentions a “vibrant network of highways” – which, it states, includes Old Georgetown Road, Rockville Pike, and East-West Highway. We don’t see those as such, but rather as older roads which involve, at best, much stop-and-go traffic, and at worst, total gridlock at certain times of the day.

Regarding schools – there has already been a pilot study regarding putting a school in the Walter Johnson cluster in an office building. That pilot study did not price out outdoor or indoor recreational space, pointing out that adding the recreational spaces “would be more expensive.” Our already overcrowded Bethesda school clusters don’t want to be pitted against each other, and we don’t want children to be attending school in unused office building space. We already have a battle going on regarding the second middle school needed in the B-CC cluster. Why? Because we don’t have enough schools OR parks.

Please take a comprehensive, careful look at these issues BEFORE recommending any increased density to the Montgomery County Council.

Sincerely,

Melanie Manfield

Chevy Chase resident and

Parks Advocate, Coalition of Bethesda Area Residents

## MCP-CTRACK

---

**From:** Sandra Aresta <Sandra.Aresta@verizon.net>  
**Sent:** Wednesday, March 09, 2016 8:05 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Sandra Aresta  
4704 Chevy Chase Blvd  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Amy Walker <a.walker2@verizon.net>  
**Sent:** Wednesday, March 09, 2016 8:46 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Chevy Chase and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Amy Walker

Amy Walker  
4302 Stanford Street  
Chevy Chase, MD 20815

## **MCP-CTRACK**

---

**From:** Caroline DeCesare <mungodec@verizon.net>  
**Sent:** Wednesday, March 09, 2016 8:47 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

I do support higher efficiency standards. I also support professional urban planners/designers, not non-elected planning board members who don't live HERE, make very important decisions for my quality of life.  
Thank you.

Caroline DeCesare  
Chestnut  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Carol May <carolkafka@hotmail.com>  
**Sent:** Wednesday, March 09, 2016 9:03 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Carol May  
8511 Hazelwood Drive  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Celesta Jurkovich <cjurkovich@verizon.net>  
**Sent:** Wednesday, March 09, 2016 9:07 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in the gateway to Bethesda and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Celesta Jurkovich  
4603 Morgan Drive  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Karen Elkins <karen.l.elkins@gmail.com>  
**Sent:** Wednesday, March 09, 2016 9:13 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

We live in the Town of Chevy Chase, and are deeply concerned about overbuilding in downtown Bethesda. The recent Planning Board approval involve much too much square footage and height. Given this distressing trend, it is even more important that whatever is built be energy efficient and climate-friendly. We therefore write in strong support of the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county. This approach will help mitigate the potentially enormous environmental impact of whatever is built. Importantly, the High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, and should not be watered down.

Sincerely,

Karen Elkins and Jerry Weir

Karen Elkins  
4213 Thornapple St  
Chevy Chase, MD 20815



## **MCP-CTRACK**

---

**From:** mark manyin <mmanyin@gmail.com>  
**Sent:** Wednesday, March 09, 2016 9:41 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm concerned about making the future buildings in my city more energy efficient and climate-friendly. I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Mark Manyin

mark manyin  
maple Ave  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Stan Wiggins <spwiggins@verizon.net>  
**Sent:** Wednesday, March 09, 2016 10:04 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Westbard and in addition to opposing the over-development that you seem bent on, evidenced both by your substantive recommendations and your refusal to recognize the public concern over the issue and disclose relevant emails, I'm also deeply concerned about making these buildings more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy. This hardly requires an engineering degree to recognize.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Stan Wiggins  
5332 Westpath Way  
Bethesda, MD 20816

## MCP-CTRACK

---

**From:** Andrea Harris <adhlink@gmail.com>  
**Sent:** Wednesday, March 09, 2016 10:14 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda/Chevy Chase and I'm am deeply concerned about making the future buildings in this area more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Andrea D. Harris  
Ridge Street resident

Andrea Harris  
4428 Ridge Street  
chevy chase, MD 20815

## MCP-CTRACK

---

**From:** Michelle Ward-Brent <wardbrent@hotmail.com>  
**Sent:** Wednesday, March 09, 2016 11:05 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Michelle Ward-Brent  
7707 Meadow Lane  
Chevy Chase, MD 20815

## **MCP-CTRACK**

---

**From:** Lesley-Alicia Bernadette Delahunty <alicia@valuablelessons.com>  
**Sent:** Wednesday, March 09, 2016 11:46 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Lesley-Alicia Bernadette Delahunty  
4987 Battery Lane  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Alan Dieringer <alandieringer@verizon.net>  
**Sent:** Wednesday, March 09, 2016 11:54 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda - Don't Build a Heat Island

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Alan Dieringer  
5104 Battery Lane  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** John Freedman <johnafreedman@gmail.com>  
**Sent:** Thursday, March 10, 2016 5:32 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in the Town of Chevy Chase and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

John Freedman

John Freedman  
4408 Ridge St  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Neil Doherty <Neiljd@verizon.net>  
**Sent:** Thursday, March 10, 2016 7:11 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,  
Neil Doherty

Neil Doherty  
6800 East Avenue  
Chevy Chase, MD 20815



## MCP-CTRACK

---

**From:** Linda Demlo <ldemlo@starpower.net>  
**Sent:** Thursday, March 10, 2016 7:52 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Linda Demlo  
4421 Stanford St.  
Chevy Chase, MD 20815

## **MCP-CTRACK**

---

**From:** Rafe Petersen <rafe.petersen@hklaw.com>  
**Sent:** Thursday, March 10, 2016 10:06 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Rafe Petersen  
3200 Farmington Dr  
Chevy Chase, MD 20815

## **MCP-CTRACK**

---

**From:** S.S. McMahon <Ssmclaugh@hotmail.com>  
**Sent:** Thursday, March 10, 2016 10:54 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

S.S. McMahon  
9004 Spring Hill Lane  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Helen Price <heliz1@verizon.net>  
**Sent:** Thursday, March 10, 2016 10:55 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Chevy Chase and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Helen Price

Helen Price  
4419 Ridge Street  
Chevy Chase, MD 20815

## **MCP-CTRACK**

---

**From:** Doug <denver80@yahoo.com>  
**Sent:** Thursday, March 10, 2016 11:05 AM  
**To:** MCP-Chair  
**Subject:** Parking Lots 10 and 24 Development - Please No

I will be brief - Please, NO Development for Parking lots 10 and 24, not for now.

Please don't be penny-wise and pound-foolish.

The true value, both monetary and tax-revenue, long-term, is to create and preserve what people REALLY want, what they will pay for.

It isn't hastily built, opportunistic concrete wastelands (think Silver Spring and the transit center) - a good idea in concept, poorly executed.

Go slow. Preserve open space, wide sidewalks, light, trees - all you have to do is walk through the parts of the DC area and look at where people have always been willing to pay money to live near.

Leave the parking lots alone for now. You'll get more tax revenue in the long run that way.

Respectfully,

Doug Murphy  
Bethesda

## MCP-CTRACK

---

**From:** Tamar Nicolaon <Tamar@longandfoster.com>  
**Sent:** Thursday, March 10, 2016 11:08 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Tamar Nicolaon  
4708 Merivale Road  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Katya Marin <katya.a.marin@gmail.com>  
**Sent:** Wednesday, March 09, 2016 2:51 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

RECEIVED  
0327  
MAR 09 2016

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

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Katya Marin  
4404 fairfield drive  
Bethesda, MD 20814

## **MCP-CTRACK**

---

**From:** Tina Coplan <tlcoplan@verizon.net>  
**Sent:** Wednesday, March 09, 2016 2:59 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Tina Coplan  
7003 Meadow Lane  
Chevy Chase, MD 20815



## MCP-CTRACK

---

**From:** Jane Malish <Jmalish@verizon.net>  
**Sent:** Wednesday, March 09, 2016 3:27 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Jane Malish  
4407 Bradley Lane  
Chevy Chase, MD 20815

## **MCP-CTRACK**

---

**From:** MB Dohlie <Mdohlie@gmail.com>  
**Sent:** Wednesday, March 09, 2016 3:31 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

MB Dohlie  
4516 West Virginia Ave  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Lorraine Rendleman <Lorrendle@gmail.com>  
**Sent:** Wednesday, March 09, 2016 3:34 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Lorraine Rendleman  
7209 Oakridge Ave  
Chevy Chase, MD 20815

## **MCP-CTRACK**

---

**From:** Andrew Ireland <andrewireland@mac.com>  
**Sent:** Wednesday, March 09, 2016 3:44 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Andrew Ireland  
7525 Hampden Lane  
Bethesda, MD 20814

## **MCP-CTRACK**

---

**From:** Jane West <janeellenwest@gmail.com>  
**Sent:** Wednesday, March 09, 2016 3:46 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Jane West  
4425 Walsh Street  
Chase Chevy, MD 20815

## MCP-CTRACK

---

**From:** Marsha Mirsky <marshamirsky@earthlink.net>  
**Sent:** Wednesday, March 09, 2016 3:47 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Marsha Mirsky  
4808 Moorland Lane  
United #412  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Elizabeth Mumford <eam222@verizon.net>  
**Sent:** Wednesday, March 09, 2016 3:56 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Elizabeth Mumford

Elizabeth Mumford  
4301 Stanford ST  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Michael Evenson m <Mjeverson@gmail.com>  
**Sent:** Wednesday, March 09, 2016 4:07 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Michael Evenson m  
4516 West Virginia Ave  
Bethesda, MD 20814



## **MCP-CTRACK**

---

**From:** Mary Connelly <Connellydoherty@verizon.net>  
**Sent:** Wednesday, March 09, 2016 4:19 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Mary T. Connelly

Mary Connelly  
6800 East Avenue  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Joe Gitchell <joe.gitchell@gmail.com>  
**Sent:** Wednesday, March 09, 2016 4:36 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda/Chevy Chase and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

We have taken actions consistent with this in our home: installing more insulation as well as solar PV and hot water systems to complement our very efficient heating and domestic hot water systems.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

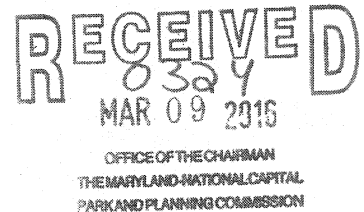
Sincerely,

Joe Gitchell  
4301 Stanford ST  
Chevy Chase, MD 20815

**MCP-CTRACK**

---

**From:** Vicky Stamas <vickystamas@comcast.net>  
**Sent:** Wednesday, March 09, 2016 11:47 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda



Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,  
Vicky Stamas  
4920 Bradley Blvd  
Chevy Chase

Vicky Stamas  
4920 Bradley Blvd  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Don Shuey <Donald.Shuey@CareFirst.com>  
**Sent:** Wednesday, March 09, 2016 12:05 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,  
Don Shuey

Don Shuey  
4872 Chevy Chase Dr.  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Katya Marin <katya.a.marin@gmail.com>  
**Sent:** Wednesday, March 09, 2016 12:41 PM  
**To:** MCP-Chair  
**Cc:** CM Berliner  
**Subject:** Worksession 9 - Parks, Trails and Open Spaces

Hello, I am an East Bethesda resident and I am excited for the work you will continue tomorrow in discussing parks and open spaces.

As you are all well aware, Bethesda is lacking parks and tree canopy and is losing more and more by the day. The Purple Line project and ongoing residential development, as well as the downtown Bethesda development plan, continue to eat away at our green space and tree cover. For this reason, this is one of the most important components of the plan.

I move here 10 years ago and fell in love with the shaded residential streets and charming downtown. In order for Bethesda to remain a desirable place to live, and a desirable location for shoppers and diners, we have to avoid the cavernous effect created by taller and taller buildings. Allowing developers to build to maximum height with minimum setback makes Bethesda unpleasant to walk around, and will drive shoppers and residents (and employers) to nicer areas. If you simply walk around downtown, you will see that you are naturally drawn to streets that have more light, wider sidewalks and more greenery. These are invariably the streets with lower buildings and -- perhaps more importantly -- larger setbacks.

I implore you to require new development to include not only wider sidewalks, but setbacks that include Greenery to be enjoyed by residents and pedestrians. In particular, it's important to have lower buildings along Wisconsin so that residences are not shaded by towering edifices, as well as a green buffer to protect against commercial encroachment.

We all understand that development is vitally important to the community, but It appears that Bethesda is on track to be cautionary tale of over-development and urbanization if the Board does not rein things in. I come from Santa Barbara, CA, where zoning is strictly enforces - building heights and styles, as well as pedestrian and vehicular impact - and the result is a well maintained town that people flock to, not only because it's a beach town, but because it's downtown is beautiful and user friendly. We hope that you will adhere to the goal of ENHANCING our experience of downtown Bethesda, and not turn it into a place where people are dwarfed by buildings and left to walk in their shadows.

Respectfully,  
Katya Marin

**MCP-CTRACK**

---

**From:** Kelly Trout <kelly@chesapeakeclimate.org>  
**Sent:** Wednesday, March 09, 2016 1:03 PM  
**To:** MCP-Chair  
**Subject:** Written comment re 3/10 hearing, item 7: Bethesda Downtown Sector Plan  
**Attachments:** CCAN Bethesda Master Plan Efficiency Written Testimony 3.9.16.pdf

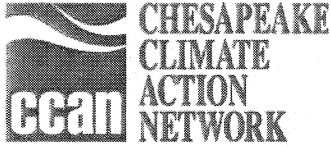
Good afternoon,

I'm am submitting the attached written comments from the Chesapeake Climate Action Network in support of the recommendation, to be discussed during the Planning Board's 1pm hearing tomorrow (March 10 - Item 7), for a "High Performance Area" for energy efficiency in the Bethesda Master Plan.

You can reach me at [kelly@chesapeakeclimate.org](mailto:kelly@chesapeakeclimate.org) or 240-396-2022 with any questions.

Thank you,

Kelly Trout  
Communications Director  
Chesapeake Climate Action Network



6930 Carroll Ave, Suite 720  
Takoma Park, MD 20912  
T: 240-396-1981  
F: 888-428-3554  
[www.chesapeakeclimate.org](http://www.chesapeakeclimate.org)

March 9, 2016

Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: March 10, 2016 Montgomery County Planning Board Hearing, Item 7 (Bethesda Downtown Sector Plan)

Dear Chair Anderson and Planning Board Commissioners:

The Chesapeake Climate Action Network (CCAN) respectfully submits the following comments on the proposed Bethesda Downtown Sector Plan on behalf of our more than 700 supporters in Bethesda, and more than 4,300 supporters across Montgomery County.

As an organization dedicated to advancing climate solutions in Maryland, we fully support the "High Performance Area" for energy efficiency recommended for downtown Bethesda. Nearly two-thirds of greenhouse gas emissions in Montgomery County come from energy use in buildings. Any effort to address climate change in the County must include a big focus on making new buildings significantly more energy efficient. Region-leading energy efficiency standards are essential if the County is to uphold its existing commitment to reduce carbon pollution, and protect the health, quality of life, and vibrant economy of Montgomery County.

Downtown Bethesda in particular is likely to see significant new development, including construction of some of the largest buildings in the County, over the coming decades. This makes the recommendation for a high-performance energy efficiency area in Bethesda's Master Plan especially important. Developers who want to construct at maximum allowable zoning heights should be held to higher efficiency standards – going above and beyond the County minimum – since their buildings will have a disproportionate impact on Bethesda's and the County's energy footprint and sustainability goals for decades to come.

By adopting the recommendation for a "High Performance Area" in the draft Master Plan, the Planning Board will be incentivizing the same type of climate-friendly standards already seen in neighboring Washington, D.C. and Arlington. This approach will save Bethesda citizens and businesses money by reducing future energy costs, while decreasing energy use and greenhouse gas emissions. Implementing stronger efficiency standards – starting with downtown Bethesda – is one of the lowest-cost and highest-impact ways that Montgomery County can continue its leadership in addressing climate change and in guiding sustainable, affordable development.

Thank you for the opportunity to comment on this important step forward. I urge you to do the right thing for County citizens and our climate by making downtown Bethesda a regional leader in new money-saving, climate-friendly buildings.

Sincerely,

Mike Tidwell  
Director  
Chesapeake Climate Action Network

## MCP-CTRACK

---

**From:** Mary Flynn <mmflynn@gmail.com>  
**Sent:** Wednesday, March 09, 2016 1:25 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Mary Flynn  
4114 Blackthorn St.  
Chevy Chase, MD 20815



## MCP-CTRACK

---

**From:** Dave Van Mourik <vanmourik.david@gmail.com>  
**Sent:** Wednesday, March 09, 2016 1:50 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Dave Van Mourik  
6684 Hillandale Road  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Jennifer Brilliant <Jmabrill@verizon.net>  
**Sent:** Wednesday, March 09, 2016 1:57 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Jennifer Brilliant  
4422 ridge street  
Chevy chase, MD 20815

## MCP-CTRACK

---

**From:** Kathie Legg <kathleenlegg@gmail.com>  
**Sent:** Wednesday, March 09, 2016 2:06 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Kathie Legg  
4400 elm st  
chevy chase, MD 20815

## MCP-CTRACK

---

**From:** Maree Webster <websterm1958@att.net>  
**Sent:** Wednesday, March 09, 2016 2:07 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Maree Webster  
4425 Ridge St  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Gilbert Casellas <gilbert.casellas@gmail.com>  
**Sent:** Wednesday, March 09, 2016 2:16 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Gilbert Casellas  
7100 Beechwood Drive  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** fred graefe <fgraefe@graefelaw.com>  
**Sent:** Wednesday, March 09, 2016 2:21 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

fred graefe  
5109 Scarsdale. Road  
bethesda, MD 20816

## MCP-CTRACK

---

**From:** mdohlie <mdohlie@gmail.com>  
**Sent:** Wednesday, March 09, 2016 2:22 PM  
**To:** Howerton, Leslye; robert.kronenburg@montgomeryplanning.org; MCP-Chair  
**Cc:** mmflynn@gmail.com; councilmember.berliner@montgomerycountymd.gov  
**Subject:** Work session no 9

To the Planning Board and Planning Department Staff,

You have already heard from us, but before Thursday's session we want to make sure that we really are heard as it does not seem to be possible to sign up to testify. We do know that you have heard plenty from developers - and listened, promising them the density and height they desire just next to single family residences. We - along with a lot of neighbors - deeply resent your disregard for quality of life in existing downtown neighborhoods, including but not limited to, East Bethesda. Although we do think our neighborhood has suffered more than most and request that you rectify this in the sector plan.

The proposed Bethesda sector plan is a disgrace that would have an extremely negative impact on Bethesda neighborhoods in general, including overcrowded schools, worsening gridlock with totally inadequate public transport, and edge neighborhoods where 250 ft buildings would leave the proposed Greenway and residences in the shade for long periods of the day. We assume you do realize that you are proposing more 250 ft towers on the east residential side of Wisconsin Ave between East West Highway and Chase Ave than you do on the commercial West side? Hopefully, this is an oversight!

We believe that most people who have chosen Bethesda as a place to live, do not want it to develop into a mini mid-town New York City in terms of tall buildings and canyon effect (and we should add: with very, very few of NYC's amenities in walking distance such as Central Park!) but would rather see development at a more human scale - more similar to the Bethesda Avenue area where you have successfully increased density with a more small-town atmosphere. We are confounded that you do not build on successes such as Bethesda Avenue but choose to focus on over-sized buildings which - overall - have not been a success in Bethesda; the two Metro Center buildings and Chevy Chase Trust buildings across the street cannot exactly be described as great architecture or charming. Many people feel that the northern part of Bethesda with the huge apartment buildings is devoid of charm - we agree! But what developers want, developers get in Montgomery County, it seems. Our suggestion would be that you spend some time with CBAR and edge communities in Bethesda after the generous give-away in terms of proposed height and density in Bethesda.

Then there is the pie-in-the-sky planning for parks, which will be discussed Thursday. We live in an area with very low green space/park areas per capita and there are really no firm plans (and funding!) for acquiring park land in the plan. Yet the health benefits of green space/parks and trees are widely known, but disregarded in the proposed sector plan. Combined with few real green spaces/parks and the current war on trees in Montgomery County - East Bethesda being a perfect example - the County could easily lose its reputation as a desirable place to live, should the proposed plan become a reality. This would hardly put Montgomery at a competitive advantage!

You have two parking lots between Wisconsin Avenue and Tilbury - between West Virginia and Chase Avenues and between Highland and Maple. Taking a good part of these parking lots and keeping heights along this stretch of Wisconsin Avenue at currently allowed (NOT newly proposed) levels will create a wider, greener and more useful Greenway with workout and play areas in addition to a more pleasant space to bike and walk - for current as well as future residents in the northern section of Bethesda. This wider Greenway would also serve as a buffer area for East Bethesda. In this context, we request that you stop the "CR creep" into our neighborhood.

The proposed Greenway is a more realistic and attractive option for parks and green space than the smaller areas you propose for the Woodmont stretch - which is nice IF it happens, but you could REQUIRE some of these amenities as a

condition to build there rather than for MoCo to buy land - this is at best a highly uncertain proposition that budgets might not allow for. Combined with environmentally effective ways to treat storm water and planting of trees to counter run-off and clean the air, the Greenway could become a fabulous oasis in all the concrete and asphalt!

Also please keep in mind that East Bethesda stands to lose access to the beautiful, green and peaceful Capital Crescent trail and its shaded areas with thousands of trees that will be cut down should the Purple Line become a reality. A treeless trail with noisy frequent trains is for transportation - getting somewhere - rather than enjoying nature -- and you should be honest and describe the situation as it is!

Lynbrook Park, situated in East Bethesda, and Norwood Park, which is not in walking distance for people with children or the elderly in the northern part of Bethesda, are already very crowded. A better and expanded Greenway is an overlooked no-brainer in the proposed plan that we request you consider - among all the other issues raised. We also are looking for political will to greatly modify the proposed Bethesda sector plan!

Thank you,  
Michael Evenson and Maj-Britt Dohlie  
4516 West Virginia Avenue

Sent from my iPhone



## MCP-CTRACK

---

**From:** Lauren Boccardi <laurenboccardi@hotmail.com>  
**Sent:** Wednesday, March 09, 2016 2:22 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in the Bethesda area and I'm am deeply concerned about making the future buildings in Bethesda more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Lauren Boccardi  
4411 Ridge St  
Chevy Chase, MD 20815

## **MCP-CTRACK**

---

**From:** Lydia Adelfio <adelfio@gmail.com>  
**Sent:** Wednesday, March 09, 2016 2:33 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Lydia Adelfio  
6915 Woodside Place  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Russ Powell <rcpowell02@gmail.com>  
**Sent:** Wednesday, March 09, 2016 2:39 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Chevy Chase and I want buildings in neighboring Bethesda to be energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I also want every every building to have a green roof, in order to reduce stormwater issues, and to cool and replenish the atmosphere. I urge you to require that all new buildings exceed minimum county energy standards by 15%, and to impose that obligation regardless of whether extra density beyond that which would otherwise be permitted is granted to the developer in question. It is my perception, and that of many of my fellow residents, that the current Planning Board cares more about maximizing developers' profits than protecting residents by maximizing true and generous amounts of greenspace, and limiting building height and density to levels that are compatible with the available infrastructure. Nothing would make me happier than to look back in years to come, and to be able to say that my perception was ultimately not borne out in fact.

Thanks for protecting the welfare of your fellow citizens.

Sincerely,

Russ Powell

Russ Powell  
4404 Ridge Street  
Chevy Chase, MD 20815

## **MCP-CTRACK**

---

**From:** Nilmini Rubin <nilmini.rubin@gmail.com>  
**Sent:** Wednesday, March 09, 2016 2:47 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Nilmini Rubin  
4401 Walsh Street  
Chevy Chase, MD 20815

**MCP-CTRACK**

---

**From:** Judith McGuire <judithsmcguire@gmail.com>  
**Sent:** Wednesday, March 09, 2016 9:46 AM  
**To:** MCP-Chair  
**Subject:** Speaking at March 10 Planning Board meeting

RECEIVED  
0303  
MAR 09 2016

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

I request the opportunity to speak at tomorrow's meeting concerning green space in the Bethesda sector plan.

Thank you

Judith McGuire  
4003 Rosemary St.  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Kristen Friedel <kristen@chesapeakeclimate.org>  
**Sent:** Wednesday, March 09, 2016 11:55 AM  
**To:** MCP-Chair  
**Subject:** CCAN representative wishes to speak at Bethesda Downtown Sector Plan, Work Session #9

To whom this may concern:

My name is Kristen Friedel and I am the Special Projects Coordinator for the Chesapeake Climate Action Network. I'm hoping to testify at tomorrow's Work Session #9 regarding Bethesda's Downtown Sector Plan on behalf of our Executive Director, Mike Tidwell. We wish to provide testimony to support the recommendation for a High Performance Area for energy efficiency in Bethesda.

Please let me know if there are any problems with this.

All the best,

**Kristen Friedel**

Executive Assistant  
Special Projects Coordinator  
240.396.2025 | [chesapeakeclimate.org](http://chesapeakeclimate.org)  
[facebook.com/ChesapeakeClimate](https://www.facebook.com/ChesapeakeClimate) | @CCAN

## MCP-CTRACK

---

**From:** Victoria Joseph <tory.joseph@gmail.com>  
**Sent:** Tuesday, March 08, 2016 3:05 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

RECEIVED  
0321  
MAR 09 2016

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

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Victoria Joseph  
7120 Fairfax Rd.  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** Abhik Ray Chaudhury <abhikraychaudhury@gmail.com>  
**Sent:** Tuesday, March 08, 2016 3:17 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Abhik and Sharmila Ray-Chaudhury  
4800 Chevy Chase Dr #201  
Chevy Chase, MD 20815

Abhik Ray Chaudhury  
4800 Chevy Chasae Dr  
Unit 201  
Chevy Chase, MD 20815



## MCP-CTRACK

---

**From:** Don MacGlashan <grouse75@verizon.net>  
**Sent:** Tuesday, March 08, 2016 4:02 PM  
**To:** MCP-Chair  
**Subject:** Parking lots 24 and 10

Dear Sir,

I find it hard to believe that the planning board would approve 90 foot buildings directly across from residential properties on 46th Street and West St., forcing people to park in underground lots instead of continuing to use Lot 24 and Lot 10. It is obvious to everyone who has followed the planning board's actions that it has lost any control on the planned density for this area of Bethesda. The picture the board is showing people is that it cares little about the communities surrounding Bethesda, only what the developer want. Removing Parking lot 24, I suspect, will do serious damage to the Farm Women's Market as fewer people will be inclined to use it because they will not want to use an underground paring lot that may not have sufficient spaces for the market's customers as well as the building's residents.

The St. John's Church Opportunity Thrift Shop on Walsh St. relies heavily on Lot 10 for its customers. Its customers are people of lesser means and if forced to use a more expensive underground parking facility these people may abandon this service. That would be a sad outcome. The shop has already had to move twice in recent years because of rising rents.

Many of the people I've talked to do not want the present plan. They much prefer the existing parking lots. Certainly, they don't want to have 90 foot buildings staring them in the face. I think the board should reconsider its earlier bad decisions and come up with another plan for this area.

Donald MacGlashan  
Woodbine St.  
Chevy Chase

## MCP-CTRACK

---

**From:** Charles Kauffman <charleskauffman7@gmail.com>  
**Sent:** Tuesday, March 08, 2016 5:51 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Charles Kauffman  
5101 River Road  
Apt 1813  
Bethesda, MD 20816

## MCP-CTRACK

---

**From:** David Ward <dward546@gmail.com>  
**Sent:** Tuesday, March 08, 2016 6:09 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

David Ward  
106 North Brook Lane  
Bethesda, MD 20814

## **MCP-CTRACK**

---

**From:** Julia Craighill <juliacraighill@gmail.com>  
**Sent:** Tuesday, March 08, 2016 7:43 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Julia Craighill  
6911 Maple Ave.  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Lisa Brannock <lbrannock@penguincommunications.com>  
**Sent:** Tuesday, March 08, 2016 8:08 PM  
**To:** MCP-Chair  
**Cc:** Duke Brannock  
**Subject:** Parks To Be Incorporated In Bethesda Plan

**From:** "Levitt, David (CIV)" <David.Levitt@usdoj.gov>  
**Date:** March 8, 2016 at 11:55:18 AM EST

Dear Chairman Anderson,

I'm writing to let you know that I strongly hope the County Council will adopt a Bethesda Sector Plan which allows the ground-level parking lots behind the Farm Woman's Market and Moby Dick/Pollo restaurants (Parking Lots 24 and 10) to remain as they are and not be developed in any way. In our approximately 30 years as residents of the Town of Chevy Chase, we personally use these facilities many times a week and also find that these parking facilities are intensively used and well-liked by the vast majority of members of the community. I see no reason to spend taxpayer dollars to change what already works, and I think the old-fashioned sense one gets from these "outmoded" facilities is a plus rather than a minus. I don't want the area to bow to convention but, instead, to remain basically as it is. Therefore, I hope the Council will spend its money elsewhere, but not to develop either of these well-used properties. In my view, the council should spend its money to help people and not on unnecessary redevelopment of property.

If the Council does choose to develop these facilities, however, I support those who advocate that the facilities be replaced with parks. Green space will be highly preferable to commercial development. I fear, however, that it will be a slippery slope if the Council allows the current parking lots to be turned into parks, because once developers see the Council is willing to make a change, they will rush in and seek to commercially develop the space. This will be the worst of all possible worlds. ***Under no circumstances should any developer be accorded the right to build a building of any kind on either of these lots.*** The community I think is unanimous in this view and it will be a tragedy of major proportions if our neighborhood of single family houses and trees becomes a locale for multi-story mixed use commercial development. Therefore, while I can support parks on these lots if that is the majority view, I cannot support commercial development of any kind.

Thank you for considering my views at the upcoming meeting.

Sincerely,

Lisa Brannock  
7104 Meadow Lane  
Chevy Chase, MD 20815  
301 951 4431

## MCP-CTRACK

---

**From:** Mona Sarfaty <monasarfaty@yahoo.com>  
**Sent:** Tuesday, March 08, 2016 10:41 PM  
**To:** MCP-Chair  
**Subject:** Testimony for March 10 Hearing on Bethesda  
**Attachments:** 20160310 Testimony on Parks in Bethesda.docx

March 8, 2016

Chairman Casey, and Planning Board Members,

I am submitting this to the Planning Board as it considers the important topic of Parks and Open Space for Bethesda. This is a topic of overriding importance to residents of local residents in Bethesda and the surrounding communities and to my own family. Parks and Open Space were identified in both the 1994 Bethesda Sector Plan and the Staff Draft for the new Plan as subject matter of the highest priority. To date, however, the actions of the Planning Board have only undermined these priorities.

The stated ideals have been clear. In the Spring of 2014, when we found a house in the Town of Chevy Chase we were considering purchasing, the contract language informed us that we had the right to review the Sector Plan, and if we were not comfortable with that, we could refuse to purchase. At that time, the 1994 Bethesda Sector Plan was still in effect. It said in its *Vision* section (1.1) that "Bethesda would be a greener place, carrying out the design theme of Bethesda as a garden, as new street trees are planted, and as a combination of private development and public initiative adds open spaces at all scales from small landscaped areas to a regional hiker/biker trail linking Bethesda to an extensive regional park system." The *Goals* section (1.2) stated that *Community Character* would, "Reinforce a unique sense of place through the themes of Bethesda as a garden and a cultural district."

With the preparation for the new Bethesda Downtown Plan in 2014, the community hearings involved significant testimony stressing the importance of Parks and Open Space. When the Planning Board Staff released their Draft Plan in May 2015, it described Bethesda in the *Bethesda Today* section as an area "Lacking central green spaces and continuous tree canopy..." By contrast, the Plan said in the *Bethesda Tomorrow* section, the area was to be have *Sector Plan Goals* that included and "1. Increased Biological Diversity," with emphasis on "2. Carbon Sequestration," attention to "3. Air Quality," "4. Less Heat Islands" and "5. Less Greenhouse Gases". Four of five of these goals depend on the extent of tree canopy (green space).

Unfortunately, to date, the decisions made by the Planning Board have only threatened the existing tree cover and not allocated any specific project to establish new canopy, much less replace the canopy which will be lost near three existing green areas slated for redevelopment. These are the intersection of Arlington and Old Georgetown Roads across from the library and Bethesda Elementary School, the green space around the single family homes that remain on Woodmont Avenue, and the canopy at Elm Street Park and along the Capital Crescent Trail to be lost because of the Purple Line.

It is easy to make plans when there is no accountability for sticking to them. Apparently the 1994 Plan intentions to make Bethesda a greener place, a garden, was not fulfilled. The Vision was held up again by the Planning Board staff and has been supported by Town residents. The 2015 Staff Draft Plan lays out an intention to have significant "Canopy on Large Lots of Tree Cover and Green

Roofs." In the section called *Community Identity: Urban Design*, it describes "Transition to surrounding neighborhoods with green open space amenities and civic buffers," and under a section called "*Urban Form*," it talks of "a range of heights dependent on the amount of green space dedicated..." and of balancing "development with transitions to single family neighborhoods surrounding the Sector Plan area..."

Careful scrutiny of the 2015 Draft Plan shows no heights adjacent to the residential neighborhood of Chevy Chase of over 35-70'. In the section called *Parks and Open Space*, the Plan describes creating "livable communities and appropriate transitions by greening and buffering the edges." Focusing specifically on the area around parking lots 10 and 24, it says (p 124), under the heading "*Create Green Neighborhood Parks*" that there should be "3 added acres of greenspace (in addition to the Green Space at the Farm Women's Cooperative Market)." The Draft even comes with *Sustainability Performance Metrics* (p 9) projecting "a 294% increase in canopy cover, 400% increase in open space."

It is time for the Planning Board to live up to its intentions and its commitments. Not only is this a long articulated intention, and the strong preference of area residents, it is also a high priority for solid environmental and health reasons.

Aside from the benefits for quality of life, the health and environmental reasons for such canopy cover are convincing. As the climate warms, trees help to cool the area because they put moisture into the air (Transpiration) which evaporates and reduces the temperature. Reducing the temperature helps offset formation of ground level ozone which occurs more quickly at higher temperatures. The ozone is a lung irritant and causes a predictable level of emergency room visits and hospitalizations for people who have asthma or chronic lung diseases. With more population and traffic, the gases that transform to ozone in the heat are more ubiquitous. If population density increases, so will traffic and ozone formation, especially on warmer days. More trees also absorb more carbon dioxide and storm water and thus are a vital part of the natural infrastructure that keeps the air healthier and reduces unnecessary storm water run-off with its adverse effect on the Chesapeake Bay. Remember that Montgomery County is out of compliance with the Clean Water Act because of excessive ground water run-off. This is not theoretical. It is a consequence of the lack of protective policies that the County should have had in place for the last 20 years.

This brings us back to the present. To reiterate, it is time for the Planning Board to live up to its long stated intentions. Adequate green space, canopy, and park lands are not only clearly articulated commitments of the Board, and the strong preference of area residents, they are high priorities for reasons of health, quality of life, and as part of our overdue attention to the characteristics of our local environment as a part of the larger ecology of the County, and the State.

Thank You, Mona Sarfaty, MD MPH

March 8, 2016

Chairman Casey, and Planning Board Members,

I am submitting this to the Planning Board as it considers the important topic of Parks and Open Space for Bethesda. This is a topic of overriding importance to residents of local residents in Bethesda and the surrounding communities and to my own family. Parks and Open Space were identified in both the 1994 Bethesda Sector Plan and the Staff Draft for the new Plan as subject matter of the highest priority. To date, however, the actions of the Planning Board have only undermined these priorities.

The stated ideals have been clear. In the Spring of 2014, when we found a house in the Town of Chevy Chase we were considering purchasing, the contract language informed us that we had the right to review the Sector Plan, and if we were not comfortable with that, we could refuse to purchase. At that time, the 1994 Bethesda Sector Plan was still in effect. It said in its *Vision* section (1.1) that "Bethesda would be a greener place, carrying out the design theme of Bethesda as a garden, as new street trees are planted, and as a combination of private development and public initiative adds open spaces at all scales from small landscaped areas to a regional hiker/biker trail linking Bethesda to an extensive regional park system." The *Goals* section (1.2) stated that *Community Character* would, "Reinforce a unique sense of place through the themes of Bethesda as a garden and a cultural district."

With the preparation for the new Bethesda Downtown Plan in 2014, the community hearings involved significant testimony stressing the importance of Parks and Open Space. When the Planning Board Staff released their Draft Plan in May 2015, it described Bethesda in the *Bethesda Today* section as an area "Lacking central green spaces and continuous tree canopy..." By contrast, the Plan said in the *Bethesda Tomorrow* section, the area was to be have *Sector Plan Goals* that included and "1. Increased Biological Diversity," with emphasis on "2. Carbon Sequestration," attention to "3. Air Quality," "4. Less Heat Islands" and "5. Less Greenhouse Gases". Four of five of these goals depend on the extent of tree canopy (green space).

Unfortunately, to date, the decisions made by the Planning Board have only threatened the existing tree cover and not allocated any specific project to establish new canopy, much less replace the canopy which will be lost near three existing green areas slated for redevelopment. These are the intersection of Arlington and Old Georgetown Roads across from the library and Bethesda Elementary School, the green space around the single family homes that remain on Woodmont Avenue, and the canopy at Elm Street Park and along the Capital Crescent Trail to be lost because of the Purple Line.

It is easy to make plans when there is no accountability for sticking to them. Apparently the 1994 Plan intentions to make Bethesda a greener place, a garden, was not fulfilled. The Vision was held up again by the Planning Board staff and has been supported by Town residents. The 2015 Staff Draft Plan lays out an intention to have significant "Canopy on Large Lots of Tree Cover and Green Roofs." In the section called



*Community Identity: Urban Design*, it describes "Transition to surrounding neighborhoods with green open space amenities and civic buffers," and under a section called "*Urban Form*," it talks of "a range of heights dependent on the amount of green space dedicated..." and of balancing "development with transitions to single family neighborhoods surrounding the Sector Plan area..."

Careful scrutiny of the 2015 Draft Plan shows no heights adjacent to the residential neighborhood of Chevy Chase of over 35-70'. In the section called *Parks and Open Space*, the Plan describes creating "livable communities and appropriate transitions by greening and buffering the edges." Focusing specifically on the area around parking lots 10 and 24, it says (p 124), under the heading "*Create Green Neighborhood Parks*" that there should be "3 added acres of greenspace (in addition to the Green Space at the Farm Women's Cooperative Market)." The Draft even comes with *Sustainability Performance Metrics* (p 9) projecting "a 294% increase in canopy cover, 400% increase in open space."

It is time for the Planning Board to live up to its intentions and its commitments. Not only is this a long articulated intention, and the strong preference of area residents, it is also a high priority for solid environmental and health reasons.

Aside from the benefits for quality of life, the health and environmental reasons for such canopy cover are convincing. As the climate warms, trees help to cool the area because they put moisture into the air (Transpiration) which evaporates and reduces the temperature. Reducing the temperature helps offset formation of ground level ozone which occurs more quickly at higher temperatures. The ozone is a lung irritant and causes a predictable level of emergency room visits and hospitalizations for people who have asthma or chronic lung diseases. With more population and traffic, the gases that transform to ozone in the heat are more ubiquitous. More trees also absorb more carbon dioxide and more storm water and thus are a vital part of the natural infrastructure that protects the air and reduces unnecessary storm water run-off with its adverse effect on the Chesapeake Bay. Remember that Montgomery County is out of compliance with the Clean Water Act because of excessive ground water run-off. This is not theoretical. It is a consequence of the lack of protective policies that the County should have had in place for the last 20 years.

This brings us back to the present. To reiterate, it is time for the Planning Board to live up to its long stated intentions. Adequate green space, canopy, and park lands are not only clearly articulated commitments of the Board, and the strong preference of area residents, they are high priorities for reasons of health, quality of life, and as part of our overdue attention to the characteristics of our local environment as a part of the larger ecology of the County, and the State.

**MCP-CTRACK**

---

**From:** Christine Real de Azua <christinerealdeazua@gmail.com>  
**Sent:** Wednesday, March 09, 2016 8:45 AM  
**To:** MCP-Chair  
**Cc:** Christine Real de Azua  
**Subject:** Comments submitted for Work Session #9  
**Attachments:** Green and Open Space - March 10 2016.pdf

Att Chair, Montgomery County Planning Board

Please find attached, more than 24hrs in advance, my comments on Agenda item 7 of the March 10 Work Session #9.

Thank you,

--  
Christine Real de Azua  
[ChristineRealdeAzua@gmail.com](mailto:ChristineRealdeAzua@gmail.com)

To: Montgomery County Planning Board  
Re: Comments for March 10 Meeting regarding Agenda Item #7, **Bethesda Downtown Sector Plan, Worksession #9**  
From: Christine Real de Azua, Town of Chevy Chase

In June 2015, in testimony on behalf of 19 other citizens, I commented that the energy, green space, and other environmental and social sustainability dimensions mentioned in the Plan made for good PR but were void of substance because there were no mechanisms to ensure that any of the goals and metrics that were proposed would be achieved.

Here we are in March 2016 and the situation is actually even worse. The deep questions about sustainability requirements, and how these should be met, remain unanswered. Worse, ever higher Building heights and densities are being granted and approved well beyond the levels in the Zoning Rewrite and draft Plan, levels that already seemed excessive and unjustified, and are far beyond the area's capacity to accommodate growth.

I will focus here on just two sustainability requirements, and one overall point about the process.

(1) Green and open space:

-Even a basic analysis of standards and of what is needed to sustain public health and quality of life is lacking. According to the Trust for Public Land the average parkland in high density cities is 12.4% of land devoted to parkland and in low-density cities that is 5.9%. Where is the calculation for Bethesda, and what are your criteria? Offhand it looks like Bethesda is already well below average. If you put it in terms of acre per capita, Penn State Planning Advisory Service recommends 1 acre per 100 people for cities under 500,000. The Downtown Bethesda Sector Plan is not looking at anywhere near this level of parks and green space.

-The Plan does not recognize the massive loss of 17 to acres of tree canopy and forest corridor, and tranquil green space that would be lost to the Purple Line along the Georgetown Branch Trail that links Bethesda to Rock Creek Park.

-Existing park resources are strained or at risk. The Capital Crescent Trail is at capacity and severely congested at peak times. Norwood Park is at capacity. The Plan does not recognize the loss of light and sun that would fall over Elm Street Park and the Farm Women's Market as it is entombed by canyons and encroached by a possible Purple Line Terminal Station. Elm Street Park will likely lose mature trees and open space to make way for part of the "South Bethesda Purple Line Station (BPLS) area, now that Elm Street Park has been delineated as part of that Station

area<sup>1</sup>. Until just recently, Battery Lane Park was threatened to have a road run through it.

-The "12 acres" of new mini-or pocket spaces will fulfill a role and are a highly commendable, but they do not come near the level of parks and natural green space needed to restore and maintain quality of life and environmental sustainability, let alone meet the needs of a future Downtown Bethesda and abutting communities.

--For example, the civic greens proposed along Parking lots 24 and 10 are an encouraging, but, in spite of the glossy pictures, still misleadingly small first step. MORE is needed here, starting with the preservation of the entire parking lot area as park and open space, instead of granting high-rise development rights to the County on that parking lot. Preserving the entire parking lot area open space would in fact amount only to about 4 to 5 acres (Elm Street Park itself is about 2 acres) - a small fraction of the acres that are truly needed from an overall planning perspective.

## (2) Stormwater management and water quality

-Again, where is the analysis of standards and of what is needed to address stormwater runoff and water quality?

--The MS4 Stormwater permit for Montgomery County requires controls to the maximum extent practicable for 20% of the impervious surface area that is not already controlled. The County's MS4 permit has been found to be illegal in a final, appellate Court decision, which found it insufficiently specific and insufficiently protective of the downstream impaired waters. In other words, the County is far short of its goals and requirements, and is under pressure to accelerate its management and control of stormwater.

--Given this context, the recommendations for "Integrating stormwater management within the right - of - way where feasible" and for planting of green roofs are not sufficiently detailed or tied to goals, let alone binding criteria. A fully integrated approach that also encompasses more green space, parks, and trees for their stormwater management value and stream restoration (for example along Coquelin Run) is needed.

## (3) Don't' recommend - Require.

There are many more sustainability dimensions and standards that need to be addressed to fulfill true planning needs, from energy efficiency, to air quality, safety, school carrying capacity, traffic and more. But they all run into the same problem-- they are mainly recommendations, and come after density and heights have been

---

<sup>1</sup>[http://www.montgomeryplanning.org/viewer.shtm#http://www.montgomeryplanning.org/community/bethesda\\_purple\\_line/documents/bpls\\_aerial\\_map\\_plan\\_area\\_focus\\_20130815.pdf](http://www.montgomeryplanning.org/viewer.shtm#http://www.montgomeryplanning.org/community/bethesda_purple_line/documents/bpls_aerial_map_plan_area_focus_20130815.pdf)

granted. This raises deep questions about the entire process for this Bethesda Sector Plan.

Take, again, the example of parks and green space. Currently, the density transfer process envisioned for acquiring or preserving green space, for example, is even further from ensuring results than when originally proposed. Most property owners who requested additional density from the Planning Board have been granted their requests, and as a result the density supply is much higher and density demand is greatly reduced, thereby undermining the incentives for green space and the Open Space Priority Sending Site program.

In conclusion, whether it is for green space, stormwater management and water quality, energy efficiency, and other sustainability and performance standards, what is needed is to step back altogether, set goals and metrics based on clearly identified criteria such as those described above, and not just trade, "send", or recommend, but also require.

Planning is NOT about maximizing property rights and developer profits. Communities have fought over this principle, including here in Montgomery County, all the way to the federal Supreme Court, and the Supreme Court has always been clear. The law of the land, the standard, including here in Montgomery County, is that developers and owners are entitled to make "a reasonable return on the property." That's it.

It is in your mission, duty, and your authority as Planners to ensure that investments take place within the limits of the health of a community. You have a trust responsibility for the community. Please fulfill your duty, and work with the County Council to step back and revise the Plan according to standards and evidence, and set requirements that will channel development that is in the public interest as required by law.

Christine Real de Azua  
4502 Elm Street  
Chevy Chase MD

## **MCP-CTRACK**

---

**From:** Michelle Smith <smithmichelle1000@gmail.com>  
**Sent:** Wednesday, March 09, 2016 10:10 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Michelle Smith  
6673 Hillandale Rd  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Vy Horwood <vyhorwood@gmail.com>  
**Sent:** Wednesday, March 09, 2016 10:22 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Vy Horwood  
6716 Hillandale Rd.  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Jim Fitzpatrick <fitzpatrick.jf@verizon.net>  
**Sent:** Monday, March 07, 2016 1:55 PM  
**To:** MCP-Chair  
**Subject:** parks and the Bethesda sector plan

RECEIVED  
0317  
MAR 08 2016

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

March 7, 2016

To: MNCPPC  
From: James F. Fitzpatrick  
7203 46<sup>th</sup> St.  
Chevy Chase, MD 20815

As you consider the issue of future parks for Bethesda, I hope you will energetically promote the idea of a greenway park on a significant portion of county parking lots 24 and 10, running from Willow Lane and 46<sup>th</sup> St. south to the Writer's Center.

Such a far sighted plan, would extend Elm Street Park, which has served so successfully as a popular green amenity for office workers and nearby residents, and as a needed buffer between a well-established residential enclave and commercial Bethesda. With additional residents coming to Bethesda with future development, the need for green space and a suitable buffer will increase and this is rare opportunity to create a green amenity. With the possibility of the Purple Line and resulting deforestation and loss of a hiker/biker trail, the need for green space becomes even more compelling for area residents.

For a park such as this to be viable and sustainable, it should not be towered over by some of the overly-aggressive development some are urging for the area immediately adjacent to the Farm Womens' Market. If preservation of this Bethesda landmark is sincere, it should not be surrounded by development that is too high or dense and which would exacerbate Bethesda's considerable problem with vehicular traffic and unfairly impact residents of the Town of Chevy Chase.

Thank you for your consideration. I write to you as a third-generation resident of Montgomery County and Chevy Chase, who is committed to retaining our excellent quality of life.

James F. Fitzpatrick  
7203 46<sup>th</sup> St.  
Chevy Chase, MD 20815



## MCP-CTRACK

---

**From:** Lindsay DuRoss <lduross@gmail.com>  
**Sent:** Monday, March 07, 2016 4:13 PM  
**To:** MCP-Chair  
**Subject:** Save the parking lots

Please reverse the decision that you have made with regard to the parking lots in Bethesda Sector Plan. Please schedule another round of hearings so the affected residents can testify.

Thank you,  
Lindsay DuRoss

## MCP-CTRACK

---

**From:** Rachel Mandelbaum <rachel@chesapeakeclimate.org>  
**Sent:** Monday, March 07, 2016 4:21 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Rachel Mandelbaum  
6930 Carrol Ave  
Takoma Park, MD 20912

## MCP-CTRACK

---

**From:** Michele Merkel <michelemmerkel@hotmail.com>  
**Sent:** Monday, March 07, 2016 4:24 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Michele Merkel  
5604 McLean Drive  
Bethesda, MD 20814

## MCP-TRACK

---

**From:** Linda Maslow <lmaslow@maslowmedia.com>  
**Sent:** Monday, March 07, 2016 4:35 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Linda Maslow  
7912 DEEPWELL DR  
BETHESDA, MD 20817

MCP-Chair

---

**From:** Jon McBride <jonmcbride@aol.com>  
**Sent:** Monday, March 07, 2016 4:43 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Chevy Chase and I'm deeply concerned about making future buildings in Bethesda more energy efficient and climate-friendly. I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I worked closely with my kids' secondary school to renovate and build buildings to LEED Silver, Gold and Platinum standards and I have seen how adults paying attention to sustainable architecture and greenhouse gas emissions transforms young people's attitudes about the natural world around them, enhancing their hope for a habitable planet as they grow older.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last for 50+ years, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Again, please support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county. Thank you for doing the right thing on energy efficiency.

Sincerely,

Jon McBride

Jon McBride  
3704 Blackthorn Court  
Chevy Chase, MD 20815

## MCP-CTRACK

---

**From:** Mike MacCracken <mmaccrac@comcast.net>  
**Sent:** Monday, March 07, 2016 4:45 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

As a scientist, now living in Bethesda, who has worked on improving understanding of and taking steps to moderate climate change for over 40 years, it is not only urgent in a climate sense to ensure that future buildings around the world as well as in my city be made more energy efficient and climate-friendly, but it will be vital to ensuring that the region's office building will be competitively attractive as policies will inevitably come that place an increasing price on carbon and wasteful energy use. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

Nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, if they are not made more energy efficient than today's minimum standards they will inevitably end up less efficient and more costly to operate than where the trends in building design and energy use are taking the business community. The proposed plan will ensure that businesses and residents are not burdened by having to bear the costs of energy inefficiency--and these costs will grow significantly over time. Investing early is much less expensive than retrofitting later, will save money by reducing future energy costs, will reduce air pollution, and will help our county (state and nation) meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change. Even further tightening the standards over time should also be included in what is approved--otherwise tenants in these buildings will pay greater and greater penalties for staying in buildings with standards not at the forefront of what is possible.

The country has dithered for the past few decades in taking decisive action, which is going to necessitate very aggressive policy steps in the future. As there is really an upper limit to total emissions of CO2 and other greenhouse gases, not taking the aggressive steps up for discussion will also mean that even greater changes will have to be imposed on all the rest of us--we all need to move as aggressively as possible if significant moderation of the pace of climate change is to be achieved.

Sincerely,

Mike MacCracken  
6308 Berkshire Drive  
Bethesda, MD 20814

## MCP-CTRACK

---

**From:** levangel <louis.evangelista@education.lu>  
**Sent:** Monday, March 07, 2016 4:51 PM  
**To:** MCP-Chair  
**Cc:** Mary Margaret Flynn  
**Subject:** Bethesda Sector Plan

Dear Chairman and members of the Montgomery County Planning Board,

I wish to register my dissatisfaction with the latest changes to the Bethesda Sector Plan proposed by the Planning Staff and the property-by-property approvals granted by the Planning Board. The increases in heights and densities, in particular along Wisconsin Avenue will create a canyon effect and adversely impact on adjacent residential communities. Moreover, the much vaunted "gateway" concept warrants serious review and reconsideration. The impression given by the Planning Staff's concept at the southern end of Wisconsin Avenue is that of the "Pergamum Gates". The proposed Jaffe tower of 14 stories behind the church would be totally out of proportion with the residential community, church and Chevy Chase country club. Contrast this tower with the current structures of St. Johns church and round turret of the CVS pharmacy building, which provide a more human-scale "gateway" effect. I think that the gateway concept, if pursued, will lead to the same aesthetic/functional dead-end as the little-used/unworkable open space at the Metro Center once considered a key feature of the current Sector Plan. Moreover, the gateway concept would appear to be sugar coating the bitter pill of overdevelopment. Therefore, I request abandoning the drastic increases in heights and densities and the gateway concept. Rather, the Bethesda Sector Plan should reflect the fulfillment of the currently approved heights and densities, and increased amenities such as urban parks, improved traffic and safety measures, better water management and more buffers for edge communities.

Sincerely,  
Louis Evangelista  
4111 Rosemary Street  
TOCC

MCP-Chair

---

**From:** Debby Cooper <cooperdeb@aol.com>  
**Sent:** Monday, March 07, 2016 4:59 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Debby Cooper  
5307 McKinley St  
Bethesda, MD 20814



MCP-Chair

---

**From:** Presley, Amy  
**Sent:** Monday, March 07, 2016 5:06 PM  
**To:** MCP-Chair  
**Subject:** FW: Bethesda Plan/Norwood Park

---

**From:** Ruthann Bates  
**Sent:** Monday, March 7, 2016 5:05:27 PM (UTC-05:00) Eastern Time (US & Canada)  
**To:** Anderson, Casey; Wells-Harley, Marye; Dreyfuss, Norman; Fani-Gonzalez, Natali; Presley, Amy  
**Cc:** Wright, Gwen; Kronenberg, Robert; Howerton, Leslye; CM Berliner;  
Councilmember.floreen@montgomerycountymd.gov  
**Subject:** Bethesda Plan/Norwood Park

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

As you discuss parks and green space within the draft Bethesda Downtown Plan, Chevy Chase West would like to weigh in on Norwood Park.

CCW is very fortunate to have such a wonderful county facility adjacent to our community. It borders nearly 30 houses in CCW and the only vehicular approach is via Norwood Drive, a street internal to CCW. The tennis courts, play areas, picnic tables, and especially the ball fields make it attractive not just to our residents and others nearby, but to visitors and sports leagues from far beyond the Bethesda area.

When Saturday soccer is in full swing, and youth teams are holding after-school and weekend practice and games, there is not enough parking (including illegal parking) for visitors, so our streets adjacent to the park become the next best option for many. Too often these parked cars make these narrow residential streets nearly impassable (especially for two-way

traffic), block or impede access to driveways, and create danger for pedestrians, including children, who must walk in the street because there are no sidewalks. Within the parking lot, there are times when if an emergency vehicle were needed it would be unable to get past illegally parked vehicles.

CCW understands the desire to make the park even more accessible to Bethesda residents. We've contributed to playground improvements over the years and have been active in efforts to maintain and improve the park. But we are concerned that increased use without smart, strong management will degrade the park and place greater pressure on our community.

For example, although Parks has a permitting system for use of the ball fields, whereby teams and leagues may apply for permission to use the established ball fields, on weekends other teams – both children's and adults' – without permits create their own fields in grassy areas. Anyone may apply for a permit – there are no geographical restrictions – and we understand Parks issues only as many as the existing ball fields can handle. So the system designed to control use functions only for these delineated fields. As a result, there are more people, and vehicles, showing up than the system has planned for, and as a further result there is abuse of the designated parking area (see photos below of cars parked on grass and no parking area) as well as the spillage into CCW.

Norwood Park is unique in the Bethesda area, by virtue of its size and facilities. But it is not within the plan area. We have worked with Parks over the years, and we want to continue to do so, but we also want to be sure that any effort to draw Norwood Park into the plan's orbit ensures that appropriate attention is paid to any potential effects on Chevy Chase

West. It may be that better monitoring of unpermitted uses or perhaps giving preference to teams/leagues from the immediate area would be helpful, and we hope that Parks will continue to work with us as pressure on Norwood Park increases.

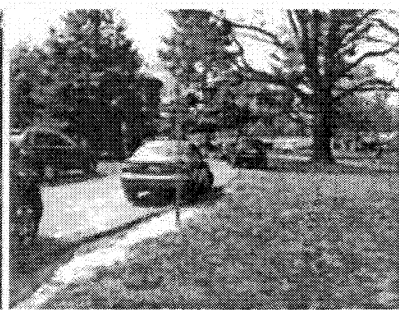
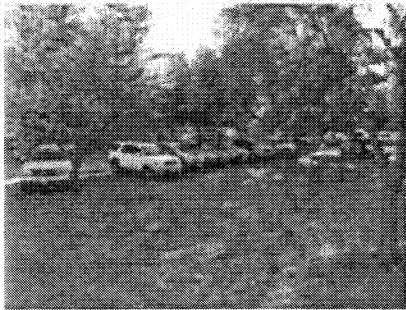
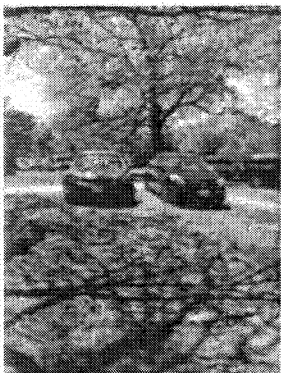
We appreciate your consideration, and ask that you include this letter in the public record representing the concerns of the Chevy Chase West Neighborhood Association.

Sincerely,

Ruthann Bates

Secretary

Chevy Chase West Neighborhood Association



MCP-Chair

---

**From:** Susan Fattig <sefesq@aol.com>  
**Sent:** Monday, March 07, 2016 5:12 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Susan Fattig  
Melville Place  
Bethesda, MD 20815

**MCP-Chair**

---

**From:** Michael Fine <Fine16@msn.com>  
**Sent:** Monday, March 07, 2016 5:29 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Michael Fine  
10118 Parkwood Drive  
Bethesda, MD 20814

MCP-Chair

---

**From:** Jacqueline London <jacquelinelondon@aol.com>  
**Sent:** Monday, March 07, 2016 6:02 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Jacqueline London  
5309 Tuscarawas Rd  
Bethesda, MD 20816

MCP-Chair

---

**From:** Nikia Popow <npopow@verizon.net>  
**Sent:** Monday, March 07, 2016 6:13 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,  
Nikia Popow

Nikia Popow  
8725 Ridge Rd  
Bethesda, MD 20817

MCP-Chair

---

**From:** Marea Grant <Marea3@verizon.net>  
**Sent:** Monday, March 07, 2016 6:13 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Marea Grant  
16 W. Irving St.  
Chevy Chase, MD 20815



**MCP-Chair**

---

**From:** John Bonevich <bonevichj@gmail.com>  
**Sent:** Monday, March 07, 2016 6:39 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

John Bonevich  
6005 WALTON RD  
BETHESDA, MD 20817

MCP-Chair

---

**From:** M Langelan <mjlangelan@gmail.com>  
**Sent:** Monday, March 07, 2016 6:39 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

M Langelan  
7215 Chestnut  
Chevy Chase, MD 20815

**MCP-Chair**

---

**From:** Nadia Carrell <carrelln@gmail.com>  
**Sent:** Monday, March 07, 2016 7:04 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Nadia Carrell  
7917 Chelton Road  
Bethesda, MD 20814

**MCP-Chair**

---

**From:** e nylen <enylen@gmail.com>  
**Sent:** Monday, March 07, 2016 7:07 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

e nylen  
5608 sonoma  
bethesda, MD 20817

**MCP-Chair**

---

**From:** Hope Farrior <hfarrior@starpower.net>  
**Sent:** Monday, March 07, 2016 7:46 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Hope Farrior  
9223 Adelaide Drive  
Bethesda, MD 20817

MCP-Chair

---

**From:** Leslie Wharton <leslie.b.wharton@gmail.com>  
**Sent:** Monday, March 07, 2016 7:59 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Leslie Wharton  
5810 Overlea Road  
Bethesda, MD 20816

MCP-Chair

---

**From:** Mike Mage <magem65@hotmail.com>  
**Sent:** Monday, March 07, 2016 8:17 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Mike Mage  
7008 Wilson Lane  
Bethesda, MD 20817

MCP-Chair

---

**From:** Stephen Melkisetian <info@angela.com>  
**Sent:** Monday, March 07, 2016 9:18 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Stephen Melkisetian  
4713 South Chelsea Lane  
Bethesda, MD 20814



MCP-Chair

---

**From:** Jeffrey Weisner <jeffrey.weisner@gmail.com>  
**Sent:** Monday, March 07, 2016 9:24 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I am a climate activist in our County and my top priority as a resident, taxpayer, and voter is making sure that we are acting on all fronts to make Montgomery County a climate action leader. This issue is crucial to me and I strongly encourage the Board to do the right thing and give Bethesda a strong efficiency standard for our buildings.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Jeffrey Weisner  
5113 Wickett Terrace  
Bethesda, MD 20814

MCP-Chair

---

**From:** Kristin Cook <kristingamzoncook@gmail.com>  
**Sent:** Monday, March 07, 2016 9:29 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Kristin Cook  
9408 Jongroner Ct  
Potomac, MD 20854

MCP-Chair

---

**From:** James Scharff <jscharff@netzero.net>  
**Sent:** Monday, March 07, 2016 9:31 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

James Scharff  
Brandt PI  
Bethesda, MD 20814

MCP-Chair

---

**From:** David Conrad <conrad.david.r@gmail.com>  
**Sent:** Monday, March 07, 2016 9:42 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

David Conrad  
2616 Colston Dr  
Chevy Chase, MD 20815

MCP-Chair

---

**From:** Jill Barr <barr-2000@earthlink.net>  
**Sent:** Monday, March 07, 2016 10:05 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear Planning Commission,

I am a long time Bethesda resident and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

Buildings being constructed now will last for many years. It's important to get it right when they are built--they need to be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

I urge you to do the right thing on energy efficiency.

Sincerely,  
Jill H. Barr

Jill Barr  
8313 Woodhaven Blvd  
Bethesda, MD 20817

MCP-Chair

---

**From:** Henry Lebard <hlebard@gmail.com>  
**Sent:** Monday, March 07, 2016 11:03 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

**PLEASE, PAY ATTENTION TO OUR PLANET.**

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Henry Lebard  
4620 Langdrum In  
Chevy Chase, MD 20815

MCP-Chair

---

**From:** Marie-Therese Maurice <marietherese.maurice@gmail.com>  
**Sent:** Tuesday, March 08, 2016 6:42 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Marie-Therese Maurice  
5108 Duvall Dr  
BETHESDA, MD 20816

## MCP-CTRACK

---

**From:** Brooke Haughey <brookehaughey@gmail.com>  
**Sent:** Tuesday, March 08, 2016 6:56 AM  
**To:** MCP-Chair  
**Cc:** CM Berliner  
**Subject:** Please reconsider Parking Lot 24 at your 3/10 meeting: we need parks, not more towers!

Dear Chairman Anderson and the Planning Board:

We understand that you plan to discuss parks in the Bethesda Sector Plan at your Thursday, March 10, work session. While the 1 PM start time makes it difficult for those of us with young families and jobs (aka, not developers) to attend, we also understand that you will only reconsider the nine-story building approved on Parking Lot 24 if there is significant community support to do so. Please consider this note a serious entreaty, on behalf of our family and all of those on 46th St, to please rescind this inappropriately large and dense structure that fronts single family homes in favor of badly-needed parkland.

Elm Street Park, immediately adjacent to Parking Lot 24, is *already* verging on over-utilized. We live across the street from the park, and see it every day. As soon as the weather permits, the nearby daycares take over the playground equipment, making it virtually impossible for a solo family to enjoy them, the gazebos are booked every weekend with group activities, and lunchtime brings overflowing trash cans and office workers eating on the ground in their work attire as all the tables are taken.

Moreover, please consider that this tiny little park -- originally conceived as a buffer between heavily developed areas and the Town! -- will soon be subject to the following, even before the Sector Plan is implemented:

- The Purple Line will soon annex of significant swatches of the Park for construction services.
- A Purple line station entrance may be placed there given Apex redevelopment
- There is a new cycle track planned that will eliminate 10' of the Western edge of the park and send high-speed cyclists crashing into an area where children and the elderly congregate
- A redesign is planned that eliminates quite a bit of existing green space in favor of relocating the playground equipment to accommodate the Purple Line.

Adding significant density on the Southern border on top of all this chaos virtually guarantees that the Park's significant role as one of the few verdant pockets for all members of the community to enjoy will be eliminated -- which runs counter to the Sector Plan's stated goal to maximize green space.

We are deeply concerned about the progression of this plan, and as taxpayers and residents, that our existing rights and needs are being utterly ignored. PLEASE cut back these large buildings -- of which we hardly need more, given that the Sector Plan is already providing significantly more density than the Metropolitan Washington Council of Governments has even remotely projected we'll need -- and instead, give our communities vital green space such as the "Bethesda Commons" plan supported by the Town of Chevy Chase in its position paper.

Best regards,  
Ed & Brooke Haughey  
46th St



MCP-Chair

---

**From:** Ellen McGovern <ellen.mcgovern@gmail.com>  
**Sent:** Tuesday, March 08, 2016 7:21 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Ellen McGovern  
3213 Rolling Road  
Chevy Chase,, MD 20815

MCP-Chair

---

**From:** Elizabeth Johnson <betsy\_johnson@comcast.net>  
**Sent:** Tuesday, March 08, 2016 7:34 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Elizabeth Johnson  
4413 Ridge St  
Chevy Chase, MD 20815

MCP-Chair

---

**From:** Susan Nordeen <susan.nordeen@mac.com>  
**Sent:** Tuesday, March 08, 2016 7:41 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,  
Susan Nordeen

Susan Nordeen  
7500 Woodmont Ave, Apt. 1022  
Bethesda, MD 20814

MCP-Chair

---

**From:** Lollo Nylén <lnylen@gmail.com>  
**Sent:** Tuesday, March 08, 2016 8:29 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Lollo Nylén  
4800 Auburn ave  
Bethesda, MD 20814

MCP-Chair

---

**From:** ZEUTHEN Kasper (EEAS-WASHINGTON) <KASPER.ZEUTHEN@eeas.europa.eu>  
**Sent:** Tuesday, March 08, 2016 8:38 AM  
**To:** MCP-Chair  
**Cc:** jjose@nab.org  
**Subject:** Input ahead of this week's planning board meeting

Hi Casey,

We just moved into our house recently (7107 46<sup>th</sup> Street) so may be joining this debate a bit late but wanted to take this opportunity to voice our strong support for the establishment of a park in parking lots 24 and 10 – and similarly our strong opposition against erecting apartment buildings in those lots. Beyond this email we stand ready in any way we can to make that point.

Best,

Kasper

Kasper Zeuthen  
Senior Media Advisor  
Delegation of the European Union to the United States  
2175 K Street NW  
Washington, D.C. 200037-1831  
Tel 202-862-9530

MCP-Chair

---

**From:** Bob Deans <bdeans@nrdc.org>  
**Sent:** Tuesday, March 08, 2016 9:03 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Bob Deans  
5007 Lincoln Street  
Bethesda, MD 20817

MCP-Chair

---

**From:** Jose, Jennifer <jjose@nab.org>  
**Sent:** Tuesday, March 08, 2016 9:17 AM  
**To:** MCP-Chair  
**Cc:** ZEUTHEN Kasper (EEAS-WASHINGTON)  
**Subject:** RE: Input ahead of this week's planning board meeting

Dear Chairman Anderson,

I want to add my voice to the opposition against the erection of nine-story buildings on lots 24 and 10. We strongly support the use of these two lots as parks for the community. With the recent development boom in the area, the addition of park space would be a sensible and practical counterbalance – adding much-needed green space to a rapidly expanding urban community.

As we recently just moved to the Town of Chevy Chase and to the street (7107 46<sup>th</sup> St.) that will be directly impacted by any development on lots 10 and 24 – including the possible loss of sunlight and any natural separation from urban space – we hope you strongly consider our support of parks in these spaces.

Best,

Jennifer Jose

**Jennifer Jose**

Vice President, Messaging and  
Digital Marketing

National Association of Broadcasters  
1771 N Street NW  
Washington DC 20036  
Phone 202 429 5416  
[nab.org](http://nab.org)

---

**From:** ZEUTHEN Kasper (EEAS-WASHINGTON) [mailto:KASPER.ZEUTHEN@eeas.europa.eu]  
**Sent:** Tuesday, March 08, 2016 8:38 AM  
**To:** MCP-Chair@mncppc-mc.org  
**Cc:** Jose, Jennifer <jjose@nab.org>  
**Subject:** Input ahead of this week's planning board meeting

Hi Casey,

We just moved into our house recently (7107 46<sup>th</sup> Street) so may be joining this debate a bit late but wanted to take this opportunity to voice our strong support for the establishment of a park in parking lots 24 and 10 – and similarly our strong opposition against erecting apartment buildings in those lots. Beyond this email we stand ready in any way we can to make that point.

Best,

Kasper

Kasper Zeuthen  
Senior Media Advisor  
Delegation of the European Union to the United States  
2175 K Street NW  
Washington, D.C. 200037-1831  
Tel 202-862-9530



MCP-Chair

---

**From:** John Surr <jsurr@verizon.net>  
**Sent:** Tuesday, March 08, 2016 9:43 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

John Surr  
8217 Lilly Stone Dr.,  
Bethesda, MD 20817  
BETHESDA, MD 20817

MCP-Chair

---

**From:** Christiane Graham <chraham73@verizon.net>  
**Sent:** Tuesday, March 08, 2016 9:54 AM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Christiane Graham  
4112 Decatur Avenue  
Kensington, MD 20895

MCP-Chair

---

**From:** Patrick Mullen <pdmullen@gmail.com>  
**Sent:** Tuesday, March 08, 2016 11:16 AM  
**To:** MCP-Chair  
**Subject:** Parking Lots 10 and 24

Dear Mr. Anderson,

I am writing to express my views that it is important for Bethesda to have green space and that, as your staff have recommended, turning Parking Lots 10 and 24 into parks would be an excellent way to ensure some green space in downtown Bethesda while providing a buffer with the neighboring residential area.

Please support your staff's recommendation that those two parks be transformed into parks for the benefit of all residents and visitors to Bethesda.

Thank you and regards.

Patrick Mullen  
4010 Underwood St.  
Chevy Chase, MD

MCP-Chair

---

**From:** Greer Murphy <greermurphy@yahoo.com>  
**Sent:** Tuesday, March 08, 2016 11:28 AM  
**To:** MCP-Chair  
**Subject:** Bethesday parking lots

I am STRONGLY opposed to construction on Parking Lot 24 (Behind Farm Women's Market---Willow to Leland) 2) Parking Lot 10 (Behind Moby Dick/Don Pollo strip---Leland to Walsh)

There is already too much congestion on Wisconsin Avenue, and too much through traffic in section 4.

Underground parking is unsuitable for the elderly. Assuming everyone can make use of underground parking is definitely an "ageist" point of view.

Please reconsider your prior decision to allow construction.

Greer Murphy  
7401 Ridgewood Avenue  
Chevy Chase, MD 20815

MCP-Chair

---

**From:** Levitt, David (CIV) <David.Levitt@usdoj.gov>  
**Sent:** Tuesday, March 08, 2016 11:55 AM  
**To:** MCP-Chair  
**Cc:** bslevitt@gmail.com; cebaskir@verizon.net  
**Subject:** Parks To Be Incorporated In Bethesda Plan

Dear Chairman Anderson,

As I've written to you before, I hope the County Council will see fit to adopt a Bethesda Sector Plan which allows the ground-level parking lots behind the Farm Woman's Market and Moby Dick/Pollo restaurants (Parking Lots 24 and 10) to remain as they are and not be developed in any way. In our approximately 40 years of experience as residents of the Town of Chevy Chase, we have found that these parking facilities are intensively used and well-liked by the vast majority of members of the community. I see no reason to spend taxpayer dollars to change what already works, and I think the old-fashioned sense one gets from these "outmoded" facilities is a plus rather than a minus. I don't want the area to bow to convention but, instead, to remain basically as it is. Therefore, I hope the Council will see fit to spend its money elsewhere, but not to develop either of these well-used properties.

If the Council does choose to develop these facilities, however, I support those who advocate that the facilities be replaced with parks. Although I think we have more than enough parks in Bethesda and Montgomery County, green space will be highly preferable to commercial development. I fear, however, that it will be a slippery slope if the Council allows the current parking lots to be turned into parks because once developers see the Council is willing to make a change, they will rush in and seek to commercially develop the space. This will be the worst of all possible worlds. In my view, under no circumstances should any developer be accorded the right to build a building of any kind on either of these lots. The community I think is unanimous in this view and it will be a tragedy of major proportions if our neighborhood of single family houses and trees becomes a locale for multi-story mixed use commercial development. Therefore, while I can support parks on these lots if that is the majority view, I cannot support commercial development of any kind.

Thank you for considering my views at the upcoming meeting.

Sincerely,

David A. Levitt  
7100 Meadow Lane  
Chevy Chase, Maryland 20815  
301-656-9258

## MCP-CTRACK

---

**From:** Harvey Fernbach MD MPH <hfernbachmd@aya.yale.edu>  
**Sent:** Tuesday, March 08, 2016 1:26 PM  
**To:** MCP-Chair  
**Subject:** Support higher efficiency standards for Bethesda

Dear members of the Planning Commission,

I live in Bethesda and I'm am deeply concerned about making the future buildings in my city more energy efficient and climate-friendly. That's why I urge you to support the High Performance Area recommended for Bethesda as part of the draft Master Plan for the county.

I know that nearly two-thirds of all greenhouse gas emissions in our county come from energy use in buildings. When buildings are being constructed to last the rest of this century, it makes sense that they should be more energy efficient than today's minimum standards. This plan will help businesses and residents save money by reducing future energy costs, reduce air pollution, and help our county meet its carbon reduction goals, all while enhancing our local and regional economy.

The High Performance Area recommended for Bethesda would exceed the minimum county energy standards by 15%, thus making Bethesda a progressive community on the forefront of solutions to climate change.

Thank you for doing the right thing on energy efficiency.

Sincerely,

Harvey Fernbach MD MPH  
8600 Split Oak Circle  
Bethesda, MD 20817

## MCP-CTRACK

---

**From:** Tina Coplan <tlcoplan@verizon.net>  
**Sent:** Tuesday, March 08, 2016 1:35 PM  
**To:** MCP-Chair  
**Cc:** Howerton, Leslye  
**Subject:** Comments for March 10 Work Session  
**Attachments:** March 10 Work Session-Bethesda Plan.docx

Thank you for sending these comments about the Bethesda Sector Plan and open space to the Planning Board.  
Tina Coplan

March 8, 2016

Dear Planning Board Chair Casey Anderson and Commissioners:

At the Planning Board's February 25 work session on the Bethesda Sector Plan, the staff recommended converting Parking Lots 24 and 10 into an active park. We wholeheartedly support securing this county-owned land as a major green space that would extend Elm Street Park to Walsh Street, as proposed.

A binding mechanism is urgently needed in the Sector Plan to make this promise a reality.

As concrete towers rapidly fill the Bethesda skyline, parks are not an amenity. They are a necessity. These county-owned lots should not revert to further overdevelopment, as initially allowed in the Planning Board's approval of 90-foot buildings here. The maximum height adjacent to single-family homes on the eastern edge should not exceed 35 feet.

To assure a livable, workable future for Bethesda—one where the county's "economic engine" doesn't sputter and fail—the plan needs a realistic mechanism to guarantee this substantial open space remains for Bethesda's ever more densely populated, densely built downtown.

Sincerely,

Tina and Michael Coplan  
7003 Meadow Lane  
Chevy Chase, MD 20815



MCP-Chair

**From:** Margot <margotlemahoney@gmail.com>  
**Sent:** Friday, March 04, 2016 9:53 AM  
**To:** MCP-Chair  
**Subject:** Overdevelopment in Bethesda

RECEIVED  
0304  
MAR 04 2016

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

I am writing to implore the Planning Committee to reconsider the approval of the construction of 90-foot (nine-story) buildings on both of the two parking lots (called lots 10 and 24), which lie between Willow and Leland and between Leland and Walsh.

And

a 14-story building (referred to as the Jaffe Tower) adjacent to St. John's Church at Bradley and Wisconsin and directly across from Town residents who live on West Avenue and nearby Town streets.

We are residents of the Town of Chevy Chase and for the past 20 plus years have been very happy but in the past 2-3 years with the increasing development the traffic and safety problems have started to explode and most of the construction along Wisconsin has not even occurred. Traffic is often gridlocked. It takes twice as long simply to drive to the Giant on Arlington as it used to 5 years ago. I now avoid Woodmont and the shops due to congestion whereas we used to enjoy shopping there.

The overdevelopment is backfiring. People are avoiding coming to Bethesda and it will only get worse. The intersection at Bradley and Wisconsin is often over congested and unsafe.

Do the planning Board members ever drive through this area at rush hour? The streets cannot handle any more - especially Bradley and Wisconsin. The intersection at Barnes and Noble is very very poorly designed and unsafe - with cars left on the crosswalks after the lights have changed.

Please, please stop now! Don't make it any worse.

Thank you.

Margot Mahoney and David Budin  
Sent from my iPhone

Margot  
Sent from my iPhone

MCP-Chair

---

**From:** Natali Fani-Gonzalez <natalifanigonzalez@gmail.com>  
**Sent:** Friday, March 04, 2016 11:01 AM  
**To:** MCP-Chair  
**Subject:** Fwd: Thank you for your support

----- Forwarded message -----

**From:** Alicia Bazan <[alicia.bazan@gmail.com](mailto:alicia.bazan@gmail.com)>  
**Date:** Wed, Mar 2, 2016 at 12:17 PM  
**Subject:** Thank you for your support  
**To:** Natali Fani-Gonzalez <[natalifanigonzalez@gmail.com](mailto:natalifanigonzalez@gmail.com)>

Hola Natali,

Hope you and your family are doing well.

As we get closer to the March 10 work session at which it is my understanding that the Planning Board will consider the Jaffe project at 6801 Wisconsin Avenue, I want to take this opportunity to thank you for the conscientious effort you have made to understand the effect that this project will have upon our community. It is clear to me that those of us who live in and around Bethesda are united in our belief that the added height and density requested by developers for new construction under the BSP will overwhelm existing and planned schools and roads, and will make Bethesda a far less desirable place to live and visit. In particular, the extreme height and density proposed for 6801 Wisconsin Ave. is utterly inappropriate, uninviting, and unaesthetical, in view of the fact that it will exist right across a narrow street from single-family homes.

We firmly believe that this property should remain dual-zoned or should be designated CRN with building heights no greater than 75 feet along Wisconsin Ave. and 35 feet along West Ave., with a setback towards West Ave. that is consistent with Eastern Greenway principles. Also, the FAR should be capped at 1.75.

I greatly appreciate your consideration of this important issue for us.

Finally, I would like to clarify and "clean" any misunderstanding about our previous communication. If I ever communicated in terms that you might have thought were too strident, I hope you will forgive me as it was unintentional, and understand that I am motivated only by a desire to defend the community I cherish, and in which I have lived for over 20 years.

With best regards,

Alicia

---  
**Natali Fani-Gonzalez**  
Phone: 301.442.8459