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From: **Mary Flynn - CBAR** <mary@cbar.info>

Date: Fri, Apr 21, 2017 at 8:34 AM

Subject: Re: CBAR Communities Letter for the Montgomery County Council

To: "Berliner's Office, Councilmember"

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Honorable Councilmembers,

On behalf of the communities that comprise the Coalition of Bethesda Area Residents, I want to thank you for your attention to our concerns and recommendations regarding the Bethesda Downtown Plan. We are particularly grateful for the many hours we spent with Planning and Council staffs, who worked faithfully with us over the past two years. They helped us develop our understanding of complex issues and refine our requests, even when our proposals differed with theirs.

Our final recommendations are attached again for your reference, and we also attach the joint memo from Council President Berliner and Councilmember Riemer. We thank them for their leadership and **endorse their amendments**. Regarding point #2, we hope you agree with us that all **properties east of Wisconsin** need to be zoned at moderate heights, generally 90 feet. We believe this is necessary to maintain compatibility with residential neighborhoods, and in order to attribute density for properties in the core. This is an important matter. **Decisions on heights** in the transition zones are pivotal in that they can support an energized core or lead to unnecessarily disappointed communities.

The timing of our April 14 letter did not allow all communities an opportunity to approve it. Below I offer all signatures to date, representing over 11,000 households:

Municipalities

- Michael L. Denger, Board of Managers, Chevy Chase Village
- William H. Brownlee, Chair, Section 3 of the Village of Chevy Chase
- Chris Richardson, Chair, Village of Chevy Chase Section 5
- Jeffrey Z. Slavin, Mayor, Town of Somerset
- Scott Fosler, Mayor, Town of Chevy Chase
- Richard Krajeck, Chair, Village of Martin's Additions

Home Owners Associations

- Betty Redmond, President, 8101 Connecticut Avenue Condominium Association
- Michael Looney, President, Bethesda Crest Home Owners Association
- Debrah Shaver, Vice President, Bradley House Condominium Association, 4800 Chevy Chase Drive

Civic and Neighborhood Groups

- Andy Hasselwander, President, Battery Park Citizens' Association
- Mary Flynn, Founder, Coalition of Bethesda Area Residents
- Naomi Spinrad, Vice President, Chevy Chase West Neighborhood Association
- Barbara Zeughauser, Vice-Chair, Citizens Coordinating Committee of Friendship Heights
- Katya Marin, Vice President, East Bethesda Citizens Association
- Judy Gilbert Levey, President, Edgemoor Citizens Association
- Damian Whitman, President, Glen Echo Heights Citizens' Association
- Tara Brennan Primis, President, Kenwood Citizens Association
- Terry Long, representative, Residents of Middleton Lane
- Cristina Echavarren, President, Sacks Neighborhood Association
- Eric F. Fedowitz, President, Wood Acres Citizens Association

Also please note that we received a courtesy copy of Planning Director Gwen Wright's April 20 memo regarding **staging**. We appreciate being part of the conversation, yet we continue to promote our recommendations for staging on pages 6-7 of our attached letter. We bring to your attention that traffic models assumed 90% achievement of the land use vision (29.1 M square feet of the 32.4 cap), yet 100% completion of transit and other transportation improvement projects. With these optimistic assumptions, it is important to apply performance based metrics. We also request that development proceed in balance with public amenities.

We who live in the area will endure **three major construction projects at the same time**: the Apex Building, Purple Line, and Marriott. The disruption will be significant for many, many people over the next 5-6 years. Adoption of our staging proposal would assure us that the County is serious in its commitment to providing material community benefits that are in balance with new development.

Thank you again for your time and attention. We look forward to your approval of a Plan that strikes the right balance, one that encourages economic development, social vitality, and vibrant, livable communities.

Sincerely,

Mary Flynn
Founder, Coalition of Bethesda Area Residents
[\(650\) 450-9025](tel:6504509025)