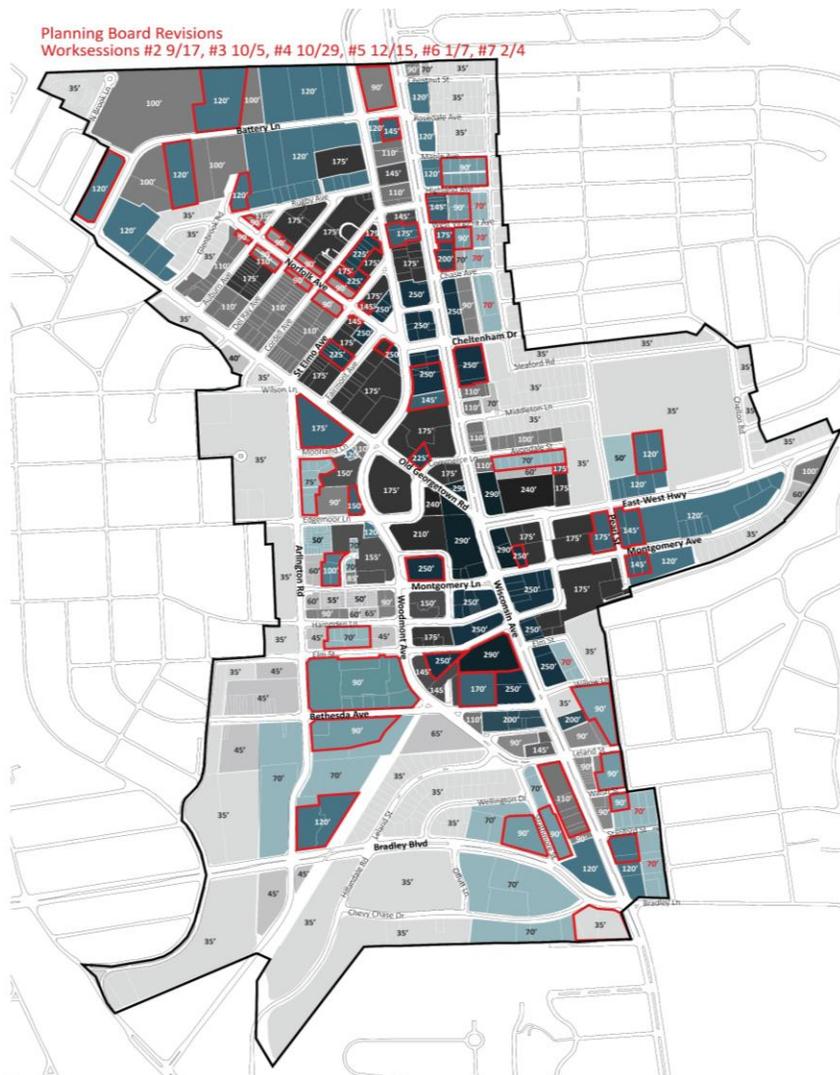




IMPORTANT Time Sensitive Message

The Planning STAFF has proposed a new Downtown Bethesda Sector Plan with significant increases in HEIGHT AND DENSITY that could almost double the current density of downtown Bethesda. The Staff Plan initially allowed for building heights of up to 250 feet on blocks adjacent to single-family homes. The Planning BOARD subsequently approved many developer requests for ADDITIONAL height and density.

Adequate studies were not performed on how the additional density will impact our already-strained area – including traffic congestion, park use, school overcrowding, and transit concerns.



“Currently, the Working Draft does not require, and staff does not recommend, any intersection improvements specifically designed to add automobile capacity within the Plan area due to the negative impact such improvements have on the built environment including mobility, safety, and comfort for pedestrians and bicyclists.”

Planning Committee Staff Report, 4/28/16

****The map shows proposed heights. Every property outlined in red has requested even greater densities and additional heights – and The Planning Board has granted most of these. Please note that changes continue to be requested and granted.**

Four Ways YOU Can Impact the Future of Our Neighborhood:

1. Email Officials TODAY

- Montgomery County Planning Chairman, Casey Anderson at MCP-Chair@mncppc-mc.org
- County Councilmember Roger Berliner at Councilmember.berliner@montgomerycountymd.gov
- Planning Department Staff Leslye Howerton at Leslye.Howerton@montgomeryplanning.org
- Copy contact@ebca.org

2. Sign up to testify at the Thursday May 12th Planning Board Worksession, held in Silver Spring, MD.

http://www.montgomeryplanningboard.org/meetings_archive/

3. Attend Planning Board Meetings and future County Council Meetings about the Sector Plan.

4. Stay informed. Watch Planning Board webcasts, read minutes posted on the Planning Board site, check CBAR.info (Coalition of Bethesda Area Residents), join the EBCA Facebook group (facebook.com/groups/ebca1), and sign up for the EBCA email list.

Urge the Planning Staff, Board, and County Council:

- Scale back the Plan! Do NOT allow excessive heights and densities - particularly on blocks adjacent to single-family homes.
- Require greater step-downs and setbacks for buildings along our transition areas.
- Enforce the concept of a substantial Greenway buffer along our edges.
- Perform further studies on the impact to infrastructure: traffic, transit, parks, and schools.
- Maintain the scale and charm of our neighborhood while updating downtown Bethesda's appeal and amenities.

Note: In some cases greater heights and densities have been proposed on the east side of Wisconsin, abutting our neighborhood, than the commercial west side. **In total, greater heights and densities have been proposed for East Bethesda's borders than any other edge community.**

These images show the proposed **SCALE** of buildings being proposed in the Sector Plan. (*These are not renderings of actual buildings. Examples: Left: 250 foot building, Right: 60 foot step-down on a residential street.)

