

**From:** cindyalee  
**Sent:** Wednesday, January 28, 2015 9:09 AM  
**To:** Howerton, Leslye  
**Cc:** [southbethesda@gmail.com](mailto:southbethesda@gmail.com)  
**Subject:** Letter to the Board

Ms. Howerton,

Following our phone conversation a couple months ago and I sent you a letter (email) but was recently advised that my letter is not in MNCPPC's list of letters regarding Sacks and the Downtown Master Plan. I did not save a copy of the letter I sent so will follow with my input (if you have my original letter please use it).

I own the house at [REDACTED]. It is currently being remodeled for rental so I have additional input from my initial letter.

My first desire would be to allow commercial development of the Sack Subdivision. If commercial rezoning is not permitted then I suggest that the Sacks area be rezoned to allow Transfer Density Rights.

My property borders the Crescent Trail. There is a lot of activity on the trail and also a lot a pedestrian activity in the community. If there is not a rezoning of the Sack area to either commercial or TDR then I think the plan MUST consider buffer zones to address height issues and provide green space for the residents and businesses. Traffic and parking (even with parking lots) can be difficult thus if additional high rise apartment/condos are allowed this already "high density" area will become a greater concern. I suggest that flavor of the shops, library and businesses between Bradley Blvd and Old Georgetown Road remain as such and any housing with parking lots be planned on the perimeter (as is Sachs) thus allowing for a more green Bethesda. People can walk or bike unless a vehicle is necessary, thus addressing the traffic issue.

I think the long time residents of the Sachs Subdivision have supported the businesses and community and have made it the desirable area that it is today so I urge the Board to strongly consider our voice. Growth occurs so I firmly believe that the plan must take one of two directions and then do it 100%. Either, Commercial/TDR OR maintain and residential community and stop the development and commit to an environmentally attractive and green community.

Sincerely,

Cynthia Lee