

From: Mario Macis [REDACTED]
Sent: Tuesday, October 21, 2014 5:12 PM
To: Howerton, Leslye
Subject: Sacks subdivision rezoning

Dear Leslye Howerton,

I am a property owner in the Sacks Subdivision of the proposed South Bethesda District. Bethesda has grown and changed significantly since the 1994 Sector Plan was approved. Like many of my neighbors, I feel it is time to revise the Master Plan for Downtown Bethesda. Some of the biggest changes recognized by MNCPPC are a new town core located behind our neighborhood which will include a station for the Purple Line and a new south entrance to the Bethesda Metro Station. The Sacks Subdivision is isolated from other single family neighborhoods. We are surrounded by existing apartments, commercial buildings, condos and a busy street with townhouses on the opposite side. Currently the density is also increasing with several apartment buildings and condos being constructed directly behind houses on Leland Street.

I am in favor of rezoning our R-60 properties to a higher density of residential character with transferdevelopment rights (TDRs). This would be a very innovative approach for transitioning our area in a way that provides flexibility for current owners. Transfer Development Rights (TDRs) have been used successfully in agricultural reserve areas and in the Woodmont Triangle area of Bethesda. I am sure that this instrument applied to South Bethesda will have the same positive outcome.

A higher density with TDRs should provide added value and flexibility which are both important to me. It should financially benefit residents who may someday want to move as well as those who desire to continue to live in their single family homes and age in place. In the future the greater community will also benefit from increased density. This area could become a showcase for Smart Growth because it is so close to various transportation options. Increasing housing options will help meet the expected demands for affordable housing and provide places to live for the projected population growth of Bethesda.

I do hope the MNCPPC staff report will recommend rezoning the Sacks Subdivision to a higher density with TDRs. This will financially benefit homeowners and allow flexibility as the area transitions. It will benefit the greater community by providing more housing near a commercial and transportation hub.

Sincerely,

Mario Macis
[REDACTED]
[REDACTED]