

**NORTH BETHESDA MEDICAL PARK CONDOMINIUM
ASSOCIATION
11125 ROCKVILLE PIKE
ROCKVILLE, MARYLAND 20852**

December 9, 2007

Margaret K. Rifkin RLA, AICP
White Flint Sector Plan
Montgomery County Department of Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: 11125 & 11119 Rockville Pike

Dear Margaret,

Our group is enthusiastic about the prospect of building a state of the art medical center on our site. Presently, the site is occupied by two ageing medical buildings, both of which, because of antiquated heating and cooling systems, spend over 40% of their income on utilities. We would enthusiastically embrace going green with a new medical center.

We are of the opinion, and we hope it is shared by the planning board, that a state of the art medical center on our parcels will be required to service the greatly expanded population of the White Flint Sector Plan area, and the surrounding existing neighborhoods. Our group has met with the surrounding communities and has found no objection to an expanded medical presence on our site. We are of the opinion that they will enthusiastically embrace the expanded number of services and a greater variety of practitioners than now exists.

This state of the art medical center will, in addition to being a green building and site, have a variety of handicap support features. Bathrooms will be over code for handicap use as will entree ways, parking and abundant hand rails. A concierge service will assist with finding a doctor or health service and will help with transportation needs for patients. The pharmacy will deliver throughout the surrounding area.

The design of the building will be in keeping with that of a medical center. Height will be directed to the Northwest corner of the site so as to create the least impact on the surrounding communities. The maximum height will be in keeping with those buildings already in existence at that intersection.

Our site falls within a ten minute walk from either Metro Station, White Flint or Grosvenor. In addition, the building fronts directly on the proposed wide walking boulevard providing easy pedestrian access.

We represent the Southern gateway to the revitalized White Flint area. As such, we would herald a new beginning to those entering the area from the South.

In order to encompass our lofty goals for our site, our patients and Montgomery County, we feel we would need at least an FAR of 2.5 to 3.0.

Thank you for your consideration.

Very truly,

John W. Bigelow DDS
President NBMPC