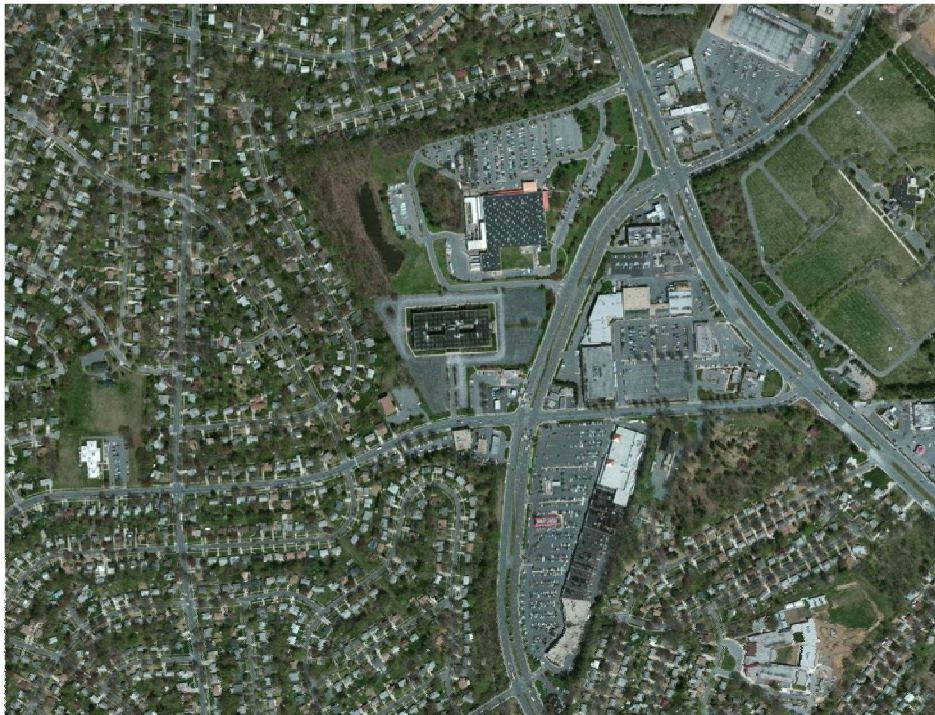


APPLICATION FOR MINOR MASTER PLAN AMENDMENT CONSIDERATION

Aspen Hill Property – 4115 Aspen Hill Rd



INTRODUCTION

The redevelopment of the BAE/Vitro site in the center of Aspen Hill, owned by Lee Development Group, is a great opportunity for Montgomery County to improve the economic vitality of an aging commercial area, strengthen the stability of the nearby residential neighborhoods, and enhance the character and identity of this corridor of the County. The area will experience a true “renaissance” by replacing an unused and obsolete office building that is surrounded by surface parking lots, with an active, modern community serving retail use. The Minor Master Plan Amendment process is the appropriate first step toward redeveloping the site and achieving a number of public policy goals for the Aspen Hill community and for the County.

The Minor Master Plan Amendment process is the proper vehicle by which to evaluate the appropriate land uses for the Property, because all of the following conditions apply: (1) Conditions have changed dramatically since the existing master plan was adopted (2) There are obstacles to fulfilling the recommendations of that plan which could not have been contemplated at the time it was adopted (3) The process is a mechanism intended to address new market trends, emerging economic conditions, obsolete situations, and unique opportunities peculiar to a limited part of a planning area, all of which are present here (4) In examining the proper land use, and related appropriate zoning classification, this proposed amendment stops short of specific uses or users within any land use category.

BACKGROUND

The property to be considered for a Minor Master Plan Amendment is the ±10.03 acre property owned since the 1950's by Lee Development Group, located along the west side of Connecticut Avenue between the intersections with Georgia Avenue and Aspen Hill Road (the "Property"). The Property is currently improved with an office building of approximately 265,000 square feet that was built and occupied for its entire life by the Vitro Corporation in its various corporate forms. Most recently, BAE Systems occupied the building following its acquisition of Vitro. BAE/Vitro vacated the site in 2010. **Figure 1** is a tax map which delineates the Property and **Figure 2** is an aerial exhibit showing current site conditions. Attached as **Exhibit A** are photographs depicting the Property.

Figure 1

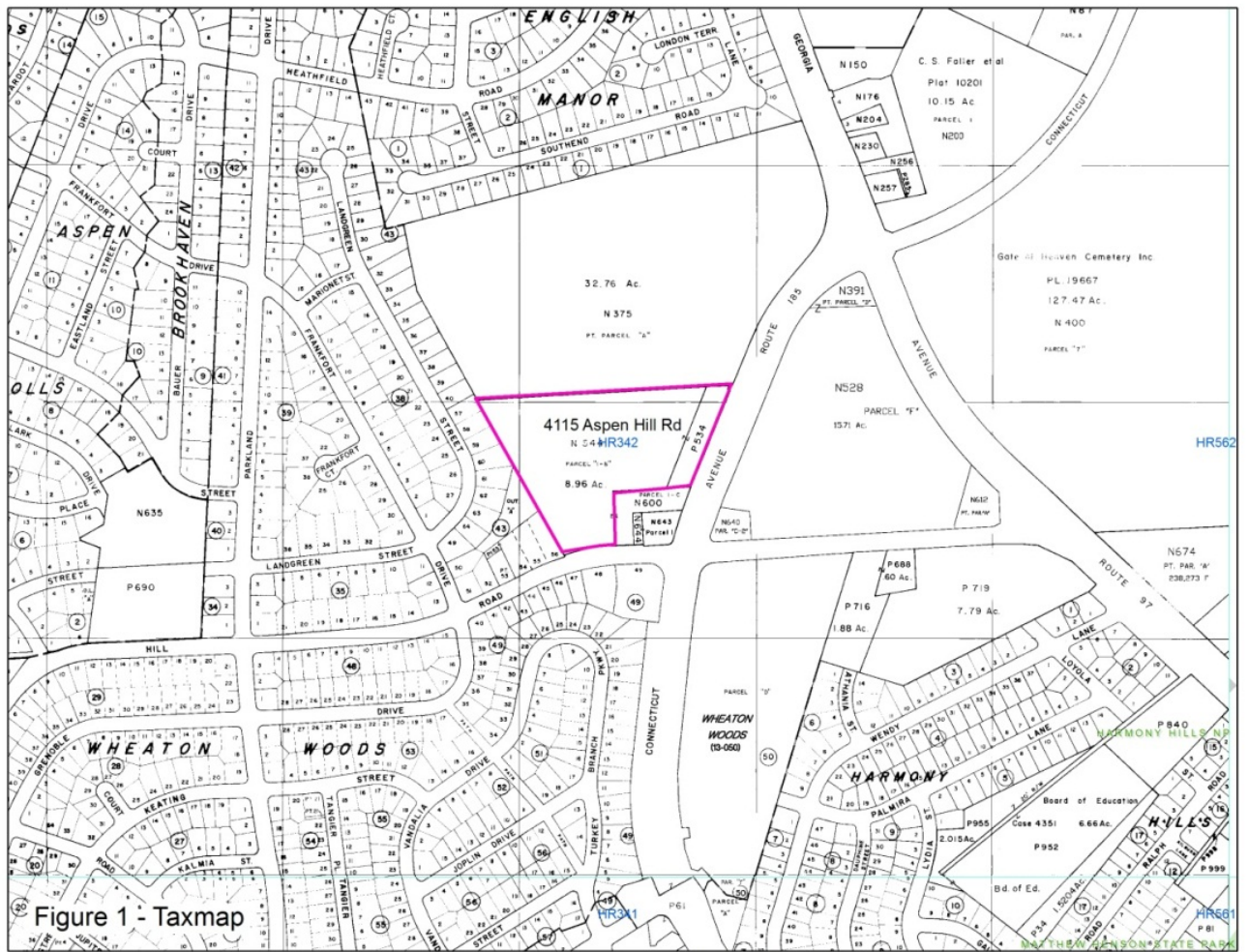
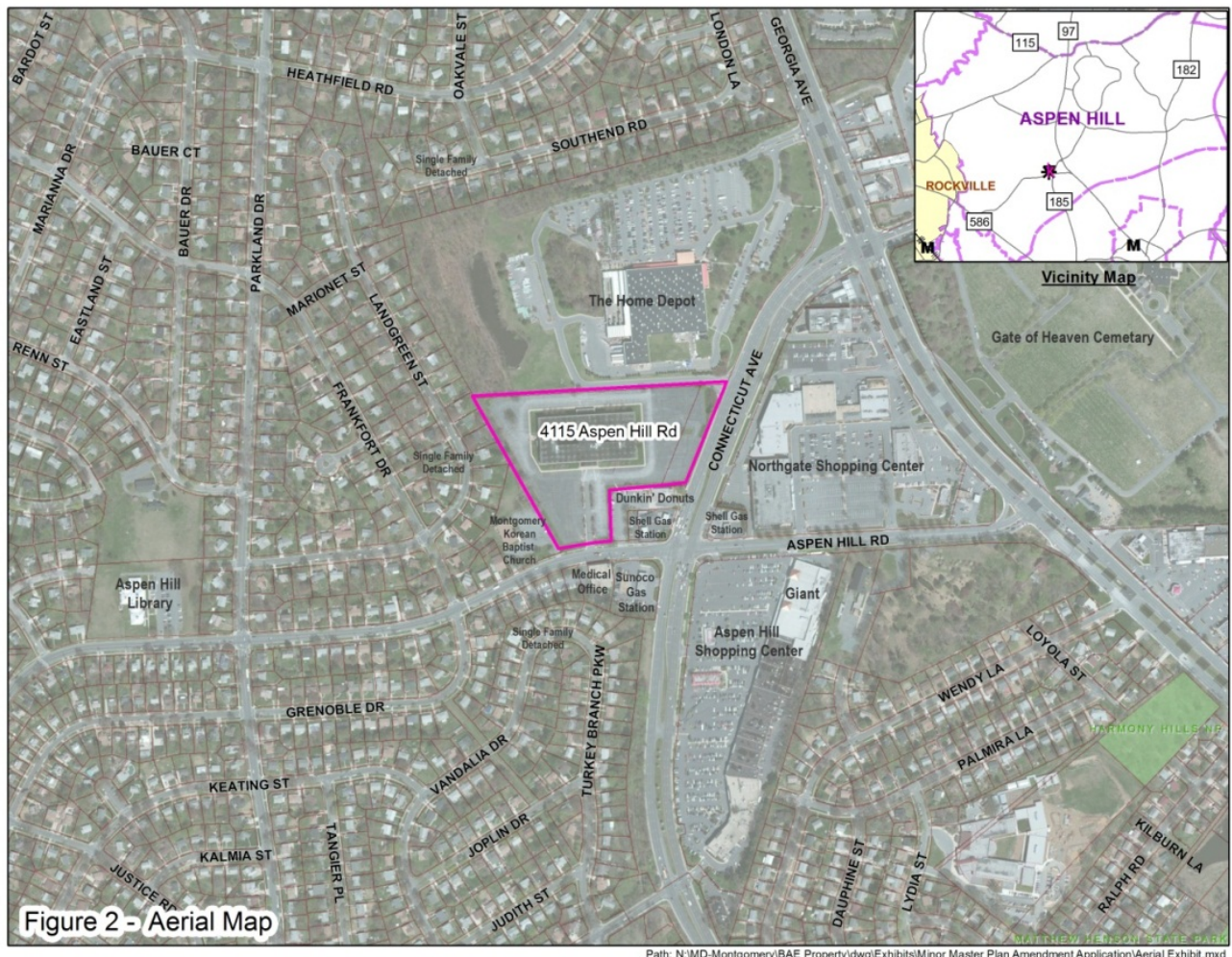


Figure 2



The Property is split zoned, with the office building and ± 4.9 acres zoned C-O, and ± 5.1 acres, primarily portions of the parking areas, zoned R-90, with a special exception. The C-O Zone is a very limited office zone. Lee Development Group (itself and through brokers), has vigorously marketed the property for office use for the past four years with no success. In the current office market in the County, only those areas well served by public transportation, principally METRO, are securing tenants, both from the government and private sector. There is no office market in the current economic climate for sites like this one. On the other hand, the location has proven to be a successful community serving retail area.

The owner has received great interest in the Property from retail users, principally large scale, broad-based merchandise retailers. The presence of other retail uses in the immediate area is appealing to consumers, concentrating opportunities and convenience in a single trip to the area. The C-O Zone does not allow such uses.

The characteristics of office and retail uses have changed in the 18 years since the adoption of the 1994 Aspen Hill Plan. The Property is no longer suitable for office use in its current zoning configuration and has the potential to remain vacant for an extended period unless new uses can be considered. The area

has no proximity to the type of transit services desired by office users today, nor to other related office uses so as to create a critical mass as a viable office destination. Even during its period of office use, the area drew very little additional office use aside from Vitro (later BAE). When Vitro originally moved to what is now the Home Depot property, and then expanded to the LDG building, the company was seeking an area for itself alone; proximity to other office uses and the related service facilities was not important, and certainly not in the way it is today.

The Lee family has owned the property for over 50 years. The current building was built for Vitro's use in 1964. The building was to provide added space to support the main Vitro Headquarters that was located just to the north, on the current site of the Home Depot. The company sought to create a controlled campus environment for itself. Being away from traditional office markets was a benefit at that time, rather than a detriment. Attitudes of office users today are different. Most do not want isolated "campus" sites, but rather seek transit oriented, mixed-use environments.

The loss of the office use has hurt the neighborhood because the vacant, unused site does not contribute to the neighborhood in any positive way. The Northgate Plaza Shopping Center site across the street from the Property, owned by the Lee family, also suffered a loss with the closing of its grocery store anchor. Unlike the BAE/Vitro site, where the efforts of the Lee family to find a new user have been unsuccessful, a new user, Kohl's department store, was found for this Northgate Plaza building. The entire Northgate Plaza Shopping Center was renovated and is now 96% leased. Attached as Exhibit B are "before and after" photographs of the Center. The neighborhood has been significantly revitalized by this effort. This experience has further convinced the owners that the BAE/Vitro site should be retail. The revitalization efforts for Northgate Plaza, which are benefiting this area, will only be continued if the BAE/Vitro property is placed in a retail zone.

Attached to this application are letters from three groups that attest to this view. The first two letters are from the Aspen Hill Civic Association and the Montgomery County Hispanic Chamber of Commerce [MCHCC] (collectively, Exhibit C-1). The Aspen Hill Civic Association states in its letter:

"We, the Board of Directors and membership, express our support for your application for a Minor Master Plan Amendment, the only viable path to change this obsolete vacant building site into a vital and productive commercial property benefiting our surrounding communities." [Emphasis Added].

The MCHCC letters states:

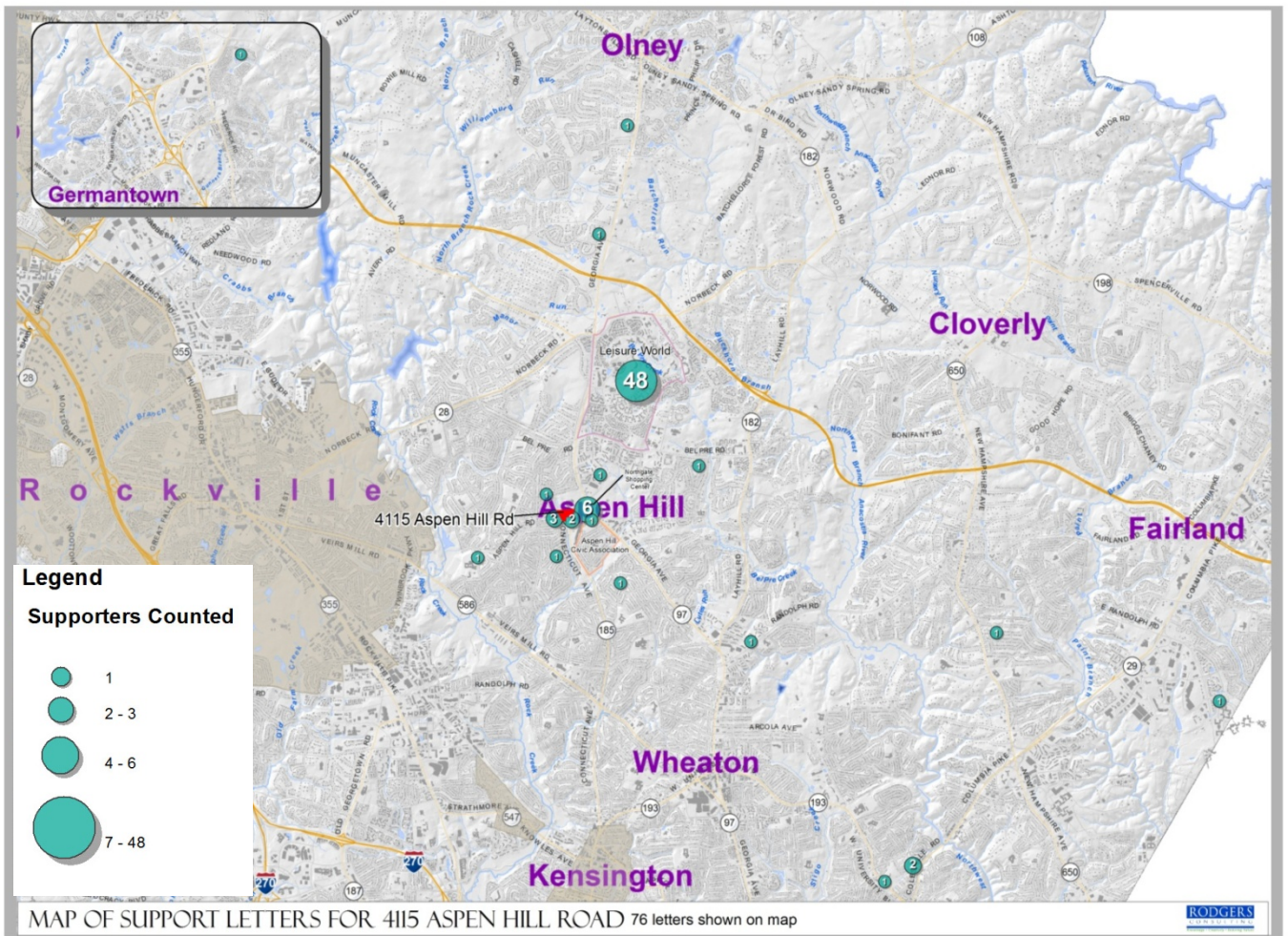
"We are a strong supporter for the rezoning of the BAE/Vitro Campus from zoning to retail. This area has very limited commerce and our community members need to travel a distance to have access to a broader selection of retail merchants. The change would provide new opportunities for entrepreneurship and employment, as well as the ability to construct meeting places as a part of a diverse retail center."

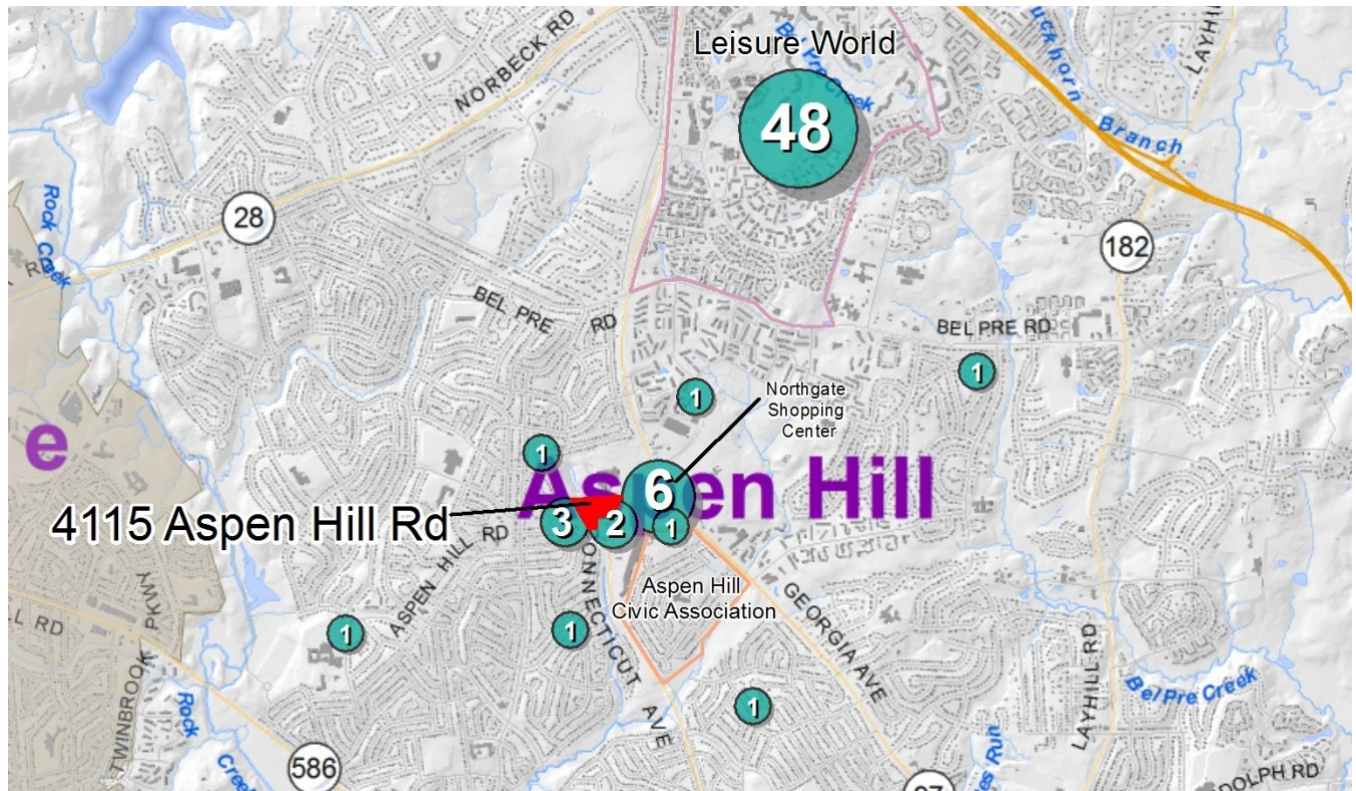
The second group of letters is from small businesses as in the area, such as Dunkin Donuts, Dollar Place, and Apache Appliance. In their letters, the retailers express their support for this Minor Master Plan Amendment for the Property. All these businesses agree that the addition of retail on the BAE/Vitro Property will further enhance retail opportunities in this area and thereby benefit many business owners. They agree that having additional retail opportunities and job opportunities for the area will benefit this neighborhood (collectively, Exhibit C-2).

The final group of letters is from area residents. These come from a variety of adjacent neighborhood which are indicated on **Figure 3**. They all support the addition of retail to the BAE/Vitro site. There are over 70 letters from residents of the area, including many from Leisure World which is located approximately 1.5 miles from the Property (collectively, **Exhibit C-3**).

Figure 3

(Note: exhibit zoomed in on the following page)





This area of Aspen Hill, functionally, has become principally retail in character. There is a market for significant retail revitalization. Therefore, it is appropriate for the County to look at a new, replacement zone for this Property, which would allow retail, consistent with the character of the Home Depot property just to the north, and compatible with the other commercial uses concentrated on both sides of Connecticut Avenue. Multi-tenant facilities are provided east of Connecticut Avenue, with single-user retail primarily west of Connecticut in the form of Home Depot. The Property is uniquely placed to support other, single-user retail, adding to the variety of choices that would then be available to the area.

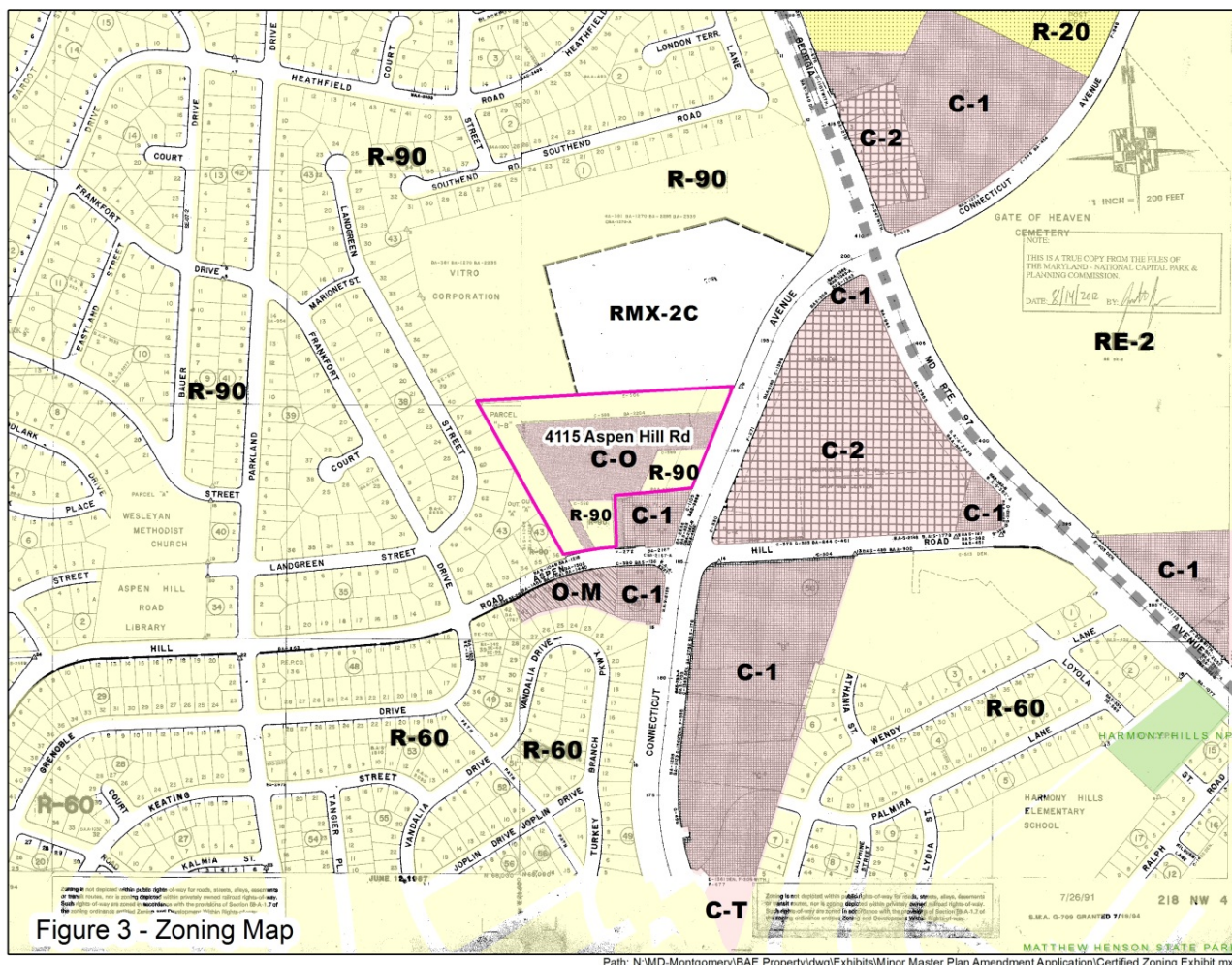
EVALUATION CRITERIA

The proposed Aspen Hill Minor Master Plan Amendment will achieve all of the goals intended for the planning process. The remainder of this application focuses on how the BAE/Vitro Property satisfies the evaluation criteria established for reviewing proposed Minor Master Plan Amendments.

1. **Identify the nature of the amendment being requested and why an amendment is considered necessary in the context of the current master plan and zoning.**

The Subject Property is split zoned, with the office building zoned C-O, and the parking areas zoned R-90, with a special exception. (See [Figure 4](#)). The applicable area master plan covering the property – the Aspen Hill Master Plan of April, 1994 – recommends the property for the C-O zone encompassing the footprint of the office building and the R-90 zone for the remainder of the site occupied by surface parking. (1994 Master Plan text, page 40.)

Figure 4



The current master plan text is too specific and inflexible. The current plan facilitated the transition of the Home Depot site, but thought of the Property only in terms of the then – status quo. The Plan provides:

Lee Development Group Office Building Site

“The 10.03-acre parcel, south of the former Vitro site, is owned by the Lee Development Group (LDG)... This site should be maintained as an office employment center for the Aspen Hill community.

“This Plan recommends continued office use for this site with a C-O (Commercial, Office building) zoning designation replacing the [then]-existing C-1 (Convenience Commercial) zones. The existing C-1 zoning permits additional retail activity which does not conform to this Plan’s vision. The C-O zone is recommended so the existing office uses more closely conform to the site’s zoning. In addition, the existing R-90 zoning is used for parking and should be reconfirmed. This zoning recommendation would preserve this

site as an employment center and preserve job opportunities for residents to work near their home.

"If in the future, there is a desire to redevelop this site in conjunction with the former Vitro site, a common development plan is desirable; however, this may be prevented by separate ownership." (1994 Aspen Hill Master Plan, pp. 46-47.)

At the same time, the 1994 Plan's acknowledgment of retail use at the former Vitro headquarters site (now, Home Depot), resonates in 2012 for the LDG Property:

"This site has been an asset to the community as the single non-retail employment center in the planning area. Vitro was a good neighbor by buffering the surrounding residents from activity ... the existing surplus of office space in the County and the decision by Vitro to vacate the on-site offices, coupled with the proposal from Home Depot for a low density use of the property, leads to the recommendation to allow a limited amount of retail use on the site ..."

"The RMX-2C zone is recommended so that the retail use can proceed in a limited fashion with a site plan requirement for any significant changes. The zoning recommendation recognizes the commercial use of the proposed reconfiguration of the parking lot area. This Plan endorses the granting of a special exception for parking and providing screening, berms, open space and stormwater management in the R-90 portion of the site. The RMX-2C zone would accommodate the desired retail use for this site and have a lower permissible building density than the present C-2 zoning ..." (1994 Aspen Hill Master Plan, p. 45)

The 1994 Plan made the right recommendation for how to deal with the Vitro Headquarters, once it was abandoned as an office use. The same rationale applies to the BAE/Vitro Property that has now been similarly abandoned. The only difference is that the former occurred when the 1994 Plan was being developed and the latter did not occur until today. But, the same reasoning behind the Headquarters conversion in 1994 applies to the BAE/Vitro Property today. The reasoning was correct in 1994; it only took time for similar conditions of the BAE/Vitro Property to mature.

The facts that supported the Headquarters rezoning in 1994, similarly support rezoning to the BAE/Vitro Property today. Though a different property has been abandoned by its long-term office user, the conversion to retail use as the appropriate solution is as correct today as it was in 1994.

The proposed Minor Master Plan Amendment is therefore really seeking to make treatment of the BAE/Vitro Property consistent with the treatment of the Headquarters property under the 1994 Plan, now that similar factual circumstances apply. The theories supporting the conversion from obsolete office use to retail use in 1994 are equally applicable and appropriate today to the BAE/Vitro Property.

The C-O and R-90 zones do not permit retail use. The appropriate zone for retail development on the Property would be the RMX-2C zone, the same zone as the Home Depot site to the north. The RMX-2C

Zone can only be mapped on the Property through a sectional map amendment when recommended in an approved and adopted master plan. This Minor Master Plan Amendment is a necessary first step -- to modify the 1994 Plan by providing an alternative retail land use recommendation to the office land use recommendation that is no longer the appropriate zoning category for the Property. The purpose of the Council in creating the Minor Master Amendment process was to make the planning process more nimble, and to be able to move more quickly to take advantage of opportunities for businesses to consider locating in the County. This proposal is a natural step in the evolution of the Property and the evolution of retail in Aspen Hill that has already begun with the opening of Kohl's and the upgrading of Northgate Plaza. Retail on the BAE/Vitro site is the next logical step.

In simplistic terms, the zoning needs to change so that the retail use can go forward. Since the RMX-2C zone requires being recommended in a master plan, and the current master plan speaks only to office use, the master plan must be amended. The Minor Master Plan Amendment process is appropriate because it can address the zoning "quagmire" of this site more expediently and efficiently than a full Master Plan review. While the Aspen Hill Plan is scheduled to commence review in October of 2013, it will likely be at least four years before that process can be completed. The redevelopment of this site has already been in limbo for four years and should not have to wait four additional years to be mapped in an appropriate zone. Again, it is precisely to address situations such as this that the Minor Master Plan Amendment process was created.

2. Identify the area for which an amendment is being requested.

The address of the property to be the focus of the Minor Master Plan Amendment is 4115 Aspen Hill Road. The tax account for the Property is 13-00957051. The applicable area Master Plan for the Property is the April, 1994 Aspen Hill Master Plan. The Property is located in the northwest corner of the Connecticut Avenue and Aspen Hill Road intersection, and bordered on the north by the Home Depot property and on the west by a church (refer to **Figure 2**). The property is surrounded on three side with sites zoned for retail uses. The zoning of these surrounding properties is shown on **Figure 4**.

3. Describe how the requested amendment benefits the public and what impacts might be anticipated as a result of this application

The property owner is requesting that the Subject Property be recommended for retail use and subsequently rezoned to RMX—2C to allow the construction of one or more retail commercial buildings. Retail use of the Property would generate the following public benefits:

1. The land use pattern in the area is community serving retail along the arterial roadways surrounded by established residential neighborhoods. The Property is no longer an appropriate location for office uses as evidenced by the abandonment of the existing office building by the long-term office user in 2010, and the inability to procure a replacement office tenant for the past four years.
2. A major goal of the 1994 Master Plan is to "promote a healthy economy, including a broad range of business, service, and employment opportunities at appropriate locations" (page 16). Replacing the existing obsolete office building with a new retail use and structure will significantly improve the economic vitality of Aspen Hill.
3. The presence and continued deterioration of the existing vacant office building and unused parking lots is a threat to the stability of the surrounding neighborhoods, both residential and commercial. The negative impact that vacant commercial properties

have on nearby residential property values (the cracked windows effect) is well documented (see Exhibit D). Protection of existing residential communities is a main housing objective of the 1994 Master Plan (page 16).

4. One of the goals of the 1994 Master Plan is to “provide for attractive land uses that encourage opportunity for social interaction and promote community identity” (page 17). This is what happened in Downtown Silver Spring when the Whole Foods market opened as part of the first phase of redevelopment. Similarly, modern, well designed retail use on the Property will help to enhance the community identity of Aspen Hill. The retail use would not only be consistent with the existing mix of commercial uses, but could also improve the character of the primary retail area in Aspen Hill. A step toward this objective has begun with the opening with Kohl’s across the street from the Property.
 5. A Minor Master Plan Amendment and rezoning for retail use would allow the site to be redeveloped in accordance with modern environmental protections. While the Property is already well served by existing roads, utilities, and other infrastructure, it is an infill site occupied by an obsolete office building and a large impervious parking lot, a concept viewed as dated. The redevelopment of the site will require meeting all of the new stormwater management regulations, forest conservation requirements, and the developer will have to address other environmental policies.
 6. The County has identified sites like this as not just appropriate, but desirable locations for redevelopment to respond to changing economic and demographic trends. The site should be reevaluated for placement in a zone where it can be put into a productive use that is more compatible with the neighborhood than the current potential uses. This is in the interest of the surrounding community, as well as the owners.
 7. A new use would provide jobs (especially to residents of the Aspen Hill area) and other economic benefits for the County. The vacant site does none of this.
 8. Redevelopment and replacement of the existing building will enhance the vitality of the neighborhood and its visual environment.
 9. The County has an interest in maintaining the economic viability of its land resources. The consideration of this area to determine an appropriate zone for redevelopment of the BAE/Vitro site will result in increases in jobs, taxes and revenues for the County.
4. **Please identify the master or sector plan for which the amendment is requested and how the requested amendment advances current land use objectives.**

The applicable master plan covering the Property is the 1994 Aspen Hill Master Plan. The Plan therefore is 18 years old and has not been updated. The applicant’s proposal is consistent with the overarching vision stated in the Plan:

“The Plan proposes an evolutionary rather than a revolutionary vision for Aspen Hill. The Plan reinforces the primarily suburban and residential character of the Aspen Hill area by retaining its residential zoning with relatively few refinements. The Plan seeks to increase opportunities for community interaction. It looks to reduce the social and sometimes physical isolation of various neighbors through both public investment and physical designs of private activity.” (1994 Aspen Hill Master Plan, Page 1).

The applicant’s proposal advances several land use objectives including the Wedges and Corridors Concept contained in the General Plan for Montgomery County; the redevelopment of properties served

by existing transportation facilities, utilities, and other infrastructure; and the protection of environmentally sensitive resources. The BAE/Vitro site shares a property boundary with the Home Depot site and, since the development of the two properties is of a related type, they could be developed in a coordinated way. This Amendment will continue to revitalize this retail/service corridor by adding uses on the BAE/Vitro site that are compatible with and provide synergy with existing uses in the area as one of the goals of the 1994 Master Plan is to “provide for attractive land uses that encourage opportunity for social interaction and promote community identity” (1994 Aspen Hill Master Plan, Page 17).

The location of appropriate retail uses together often inures to the benefit of all, whereas the presence and continued deterioration of the existing vacant office building and unused parking lots is a threat to the stability of the surrounding neighborhoods, both residential and commercial. The negative impact that vacant commercial properties have on nearby residential property values (the cracked windows effect) is well documented (see Exhibit D).

The desire to consider this site for a Minor Master Plan Amendment is largely borne out of the need to “meet changing economic and demographic trends,” one of the goals of the Minor Master Plan process. As noted previously, the current zoning and master plan effectively limit the Property to office uses and have thereby rendered reuse of the site economically impossible. BAE/Vitro vacated the site in 2010, and despite concerted efforts, the owners have been unable to find any office tenants. The “market” speaks for itself, and has resoundingly rejected this site for office use. The existing office space is now abandoned and completely unproductive, yet the site is located at the intersection of major transportation corridors and serviced by existing roadway infrastructure. But the area is not the transit-oriented locale that office uses and users now demand, so it is not marketable to them. The site is surrounded by retail/service uses that serve the nearby and broader community, yet the site now does not contribute in any way. It is appropriate to evaluate this site through the Minor Master Plan process to once again make it a productive resource for the owner, community and County.

When redeveloped, the Property will provide jobs for local residents and other County workers. Adding employment opportunities of all types and skill levels for County residents is vitally important for the sustainability of the County, its workforce and its economy.

In addition to replacing the current unproductive use with a productive one, the redevelopment of the site will require meeting all of the current stormwater management regulations, forest conservation requirements and address other environmental policies. The site was developed in an era where these requirements/policies did not exist, and redevelopment will confer a significant public benefit by utilizing these practices.

The proposed improvements on the site will have to meet the County Green Building Law, including meeting LEED standards.

The Minor Master Plan process is the appropriate, and is perhaps the only viable method of considering the appropriate land use for the BAE/Vitro site. There is no appropriate zone available to facilitate the redevelopment of the site without either a master plan amendment or a text amendment. One of the reasons the Council adopted the Minor Master Plan Amendment process was to avoid the use of text amendments to address planning issues.

The redevelopment of the Property with retail and potentially other complementary uses, will enhance the existing commercial businesses in the area. This advances a major goal of the 1994 Master Plan, to “promote a healthy economy, including a broad range of business, service, and employment opportunities at appropriate locations” (page 16). Introduction of new, desirable, retail uses will create a synergy with existing businesses to draw in new patrons for both existing and new businesses. This will contribute to the overall vitality of the local area economy.

One of the articulated goals of the Minor Master Plan Amendment process is to “overcome circumstances where a regulatory environment precludes advancing public objectives and benefits by allowing a proposal that is consistent with evolving planning goals to proceed.” Consideration of the redevelopment of the Property through a Minor Master Plan Amendment is completely consistent with this goal. The current zoning for the Property precludes its redevelopment with anything other than the current use type. Instead, County planning goals should accommodate its redevelopment in a way that responds to evolution in the marketplace and in community needs. The site currently does not contribute any public benefits or advance public objectives. The interests of the owner, the community, and the County are best served by evaluating and determining a more appropriate zone.

As noted in Paragraph 1 above, retail use for the Property is really consistent with the reasoning of the 1994 Plan. Where the office use was disappearing, retail was the appropriate replacement. Only because the office use on the BAE/Vitro Property had not yet demonstrated itself to be obsolete, was there no corresponding recommendation for retail use at the time.

The facts have now changed, so that redevelopment is appropriate and retail use under the same RMX-2C Zone is the proper method.

5. What zoning changes are necessary to implement the amendment being requested?

The applicant requests that the Property be recommended for reclassification to RMX—2C that will allow appropriate retail uses to be developed on the site, but with the protections afforded by site plan review. The RMX-2C needs to be mapped through the sectional map amendment process, thus the need for a new zone recommendation through a Minor Master Plan Amendment process.

6. Identify interested parties relevant to your application?

The applicant has had ongoing conversations with adjacent and nearby commercial and residential property owners. (See chronology of meetings attached as Exhibit E.) Many people in the community have expressed concerns about the vacant office building and unused parking lots and support the potential redevelopment of the site.

The applicant’s outreach has included residents and businesses in the area of the Property, as well as other important groups (Aspen Hill Civic Association and Montgomery County Hispanic Chamber of Commerce). The response from these disparate groups has been generally consistent and positive (attached as Exhibits C-1 through C-3 are a sampling of the many letters of support from the community and Figure 3, is a location map for letters of support). There is a strong desire to not have a vacant building languish over the long term; prompt reuse is preferable. Large-scale retail use is attractive, providing residents with opportunities for both employment and comparison-shopping. Many responding would like to see a grocery component in a future retail use, since the area has traditionally had two grocery stores. Businesses see the expansion of the retail uses as a positive for attracting more

customers generally. They see the expansion as raising all retailer boats, rather than detracting by pulling customers only to a new use.

The applicant also owns the Northgate Plaza Shopping Center, just east of the Property across Connecticut Avenue. The applicant has recently retenanted the former grocery store space there with a new Kohl's store and is also completing a comprehensive upgrade to the façade on the entire Center. Therefore, the applicant has every reason to be sure that new retail use on the Property will not just "not impair" existing retail in the area, but will, in fact, enhance that existing retail. As can be seen by the letters of support from businesses and the Hispanic Chamber of Commerce, there is strong support from businesses very proximate to the Property (including those in the Northgate Plaza). They have already experienced the negative effects from the BAE/Vitro departure and resulting customer loss. These businesses recognize the benefits of a greater amount of retail uses and the expected customer increase. Tenants at Northgate Plaza have already seen an increase in sales just due to the opening of Kohl's.

During the Minor Master Plan Amendment process, the applicant expects to be an active participant in working with the Aspen Hill community about the multiple benefits of this proposal.

7. Do you consider traffic volumes or transit patterns to be a major consideration in your application and if so, how do you propose to address those concerns?

The Minor Master Plan Amendment for Aspen Hill contemplates replacing 265,000 square feet of office use with approximately 118,000 square feet of retail use on the Property. The applicant retained a transportation consultant, Kimley-Horn Associates, to preliminarily evaluate the traffic impact of this change in land use. The Kimley-Horn Report, attached as Exhibit F, concludes that the retail use will generate fewer net trips in both the AM and PM peak hours compared to office use on the Property. In addition, the nearby major intersections of Georgia Avenue with Connecticut Avenue, and Aspen Hill Road with Connecticut Avenue, will operate with lower critical lane volumes, and therefore less congestion, during both the AM and PM peak hours with development of retail in place of office use. The Kimley-Horn Report is not a full-scale adequate public facilities analysis; such a broader report can be completed during the processing of the Amendment or at the time of subdivision. However, the attached Report clearly documents that the traffic impact that needs evaluation is minimal or nonexistent, since the trips to be generated will be less than those from the office use. While additional intersections might be analyzed, one could certainly expect a similar beneficial reduction in impact. For these reasons, the traffic volumes and related traffic analysis should not be a major concern with this application and should thereby require a fairly limited portion of the analysis effort.

8. Has your request been the subject of a previous master plan amendment, rezoning, zoning text amendment, of similar application?

No.

CONCLUSION

The desire to consider the Subject Property for a Minor Master Plan Amendment is largely borne out of a pressing need to “meet changing economic and demographic trends,” which is one of the goals of the Minor Master Plan Amendment process. As noted previously, the current zoning and master plan effectively limit the site to office uses and thereby render reuse of the property economically unviable. The market speaks for itself, and has resoundingly rejected this site for office use. The result is that the building will remain a vacant drain on the community and the County, visually and economically. The existing office building is now abandoned and completely unproductive, yet the site is located at the intersection of major transportation corridors and serviced by existing infrastructure. The site is surrounded by commercial uses that serve the Aspen Hill community, but it does not contribute to the vitality of the area. The Minor Master Plan Amendment process is the appropriate method to evaluate this site -- to once again make it a productive resource for the owner, community, and County.

Exhibit A



Exhibit B



Exhibit C-1

Aspen Hill Civic Association, Inc.
4200 Independence St. Rockville, MD 20853

September 5, 2012

Bruce Lee, President
Lee Development Group
8601 Georgia Ave
Silver Spring, MD 20910

Dear Mr. Lee,

I'm writing to you on behalf of the Aspen Hill Civic Association, Inc. During the past several months you and your company's representatives have been sharing status reports with us regarding the disposition of the BAE/Vitro site, located prominently within our community boundaries. We appreciate the effort and conversation to date. As you know from the meetings we've held with many members of the community over time, the consensus is for the BAE/Vitro site to be released from its shackles of zoning for office use, and be rezoned to retail use.

We, the Board of Directors and membership, express our support for your application for a Minor Master Plan Amendment, the only viable path to change this obsolete vacant building site into a vital and productive commercial property benefitting ours and surrounding communities. We are not at this time advocating any specific tenant use, that bridge will be crossed when it's time. The site is well served by existing roads, utilities, and infrastructure. The redevelopment of the BAE/Vitro site with retail uses will enhance the existing commercial businesses in the area. Introduction of new, desirable retail uses will be a compliment to existing businesses, drawing new patrons to each, contributing to the overall vitality of the local economy.

A new use would provide jobs, especially to residents of the Aspen Hill area, and of course, economic benefits for the County. Site redevelopment and replacement of an obsolete, vacant building with one which would have to meet the County Green Building Law will certainly enhance the viability of the neighborhood and its overall environment.

We understand the Minor Master Plan Amendment process is designed to respond to needs and opportunities presented which are more immediate, without the protracted time period needed for a full master plan review. The objective being ability to address economic development opportunities where conditions exist that were not contemplated by the plan. Well, the plan looked perfect in 1960. Our position in 2012 is that Lee Development Group is taking the necessary and appropriate actions to attempt to bring the County Planning Board and County Council to terms where the BAE/Vitro property is more compatible with contemporary use and desires of the community.

We have recently learned the final application for the minor master plan amendment may not even be addressed until January 2014. This is disheartening information. In this event, the community hosts an old vacant building trending toward blighting the neighborhood. Delaying such action for years further jeopardizes the future productive use of the property.

Until such time when viable tenants can reach agreement and occupy the site it will continue to languish, devaluing the neighborhood as long time vacant property, a future blight to an overall vital neighborhood crossing area. Thank-you for your efforts to keep us informed. We hope, for the good of the overall community at large, you find success in this evaluation process. Let's give Aspen Hill a chance!

Respectfully,

Alexandra Minckler

Alexandra Minckler
President
Aspen Hill Civic Association, Inc.

Cc: Members of the Board of Directors



September 6, 2012

Mr. Bruce Lee
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD

Re: Rezoning BAE/Vitro campus from office to retail

Dear Mr. Lee,

The Hispanic Chamber of Commerce of Montgomery County (HCCMC) represents the interests of the Hispanic business community, their employees and families. We are a strong supporter for the rezoning of the BAE / Vitro Campus from zoning to retail. This area has very limited commerce and our community members need to travel a distance to have access to a broader selection of retail merchants. The change would provide new opportunities for entrepreneurship and employment, as well as the ability to construct meeting places as a part of a diverse retail center. The existing building is the remnant of a single user of the site in a facility constructed in the 1960's which has been empty for quite a while; this empty shell of a large corporate presence contributes to the decline of the neighborhood, making it seem run down and abandoned.

Allowing the site to be rezoned for retail use would provide an opportunity to develop community meeting places, as well as for the construction of retail stores. We believe that the benefits in increase access to jobs, community activities and entrepreneurial opportunities would significantly improve this neighborhood where an increasing proportion of residents are Hispanic. This would translate in significant benefits not only for the entire Aspen Hill area, but for our constituents as well. We expect that the retail stores would present opportunities for sorely needed entry level jobs for the youth, which we greatly support.

We urge you to consider this rezoning which we will consider of major positive impact to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Carmen Ortiz Larsen", is written over a printed name and title.

Carmen Ortiz Larsen
Vice President

4833 Rugby Avenue, Suite 500, Bethesda, MD 20814
Phone: 301-654-4000 Fax: 301-654-4004

Exhibit C-2

Jerry Nolan, Owner
Apache Appliance
13866 Georgia Avenue
Silver Spring, MD 20906
301 598 5557

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 7th, 2012

Mr. Lee -

My family business of Apache Appliance has been existence since 1956, and we believe that a Walmart in the vacant Vitro building in Aspen Hill would be an excellent addition to the commerce and competitiveness of our community. Providing the area with a store like Walmart, which has a great following of customers, would make us a complete shopping area for local residents as well as members of nearby communities that would also shop here.

The instant influx of new customers would give the local businesses surrounding the Walmart, like Apache Appliance, a new group to market to and serve in their retail needs. Please use the support of local business owners like myself to continue to work through the rezoning issues that could potentially inhibit such a great addition like Walmart to our community.

Thank you,

A handwritten signature in black ink, appearing to read "Jerry Nolan", with a long horizontal flourish extending to the right.

Jerry Nolan - Owner, Apache Appliance

MID-CITY FINANCIAL CORPORATION

20316 Seneca Meadows Parkway
Germantown, Maryland 20876 ♦ 301/562-1600 Fax 301/562-1662

Via PDF and U.S. Mail

August 29, 2012

Mr. Bruce Lee
President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, Maryland 20910

Re: Minor Master Plan Amendment

Dear Mr. Lee:

I write in support of the Minor Master Plan Amendment to the BAE/Vitro campus to convert its use from office to retail.

Mid-City Financial Corporation is based in Germantown, Maryland and owns (through affiliates) 717 rental apartment units within approximately two miles of the BAE/Vitro campus, including a 192-unit property that is within one half mile – namely Montgomery Trace Apartments at 14120 Grand Pre Road.

The Master Plan Amendment is viewed favorably by us because it will return an unproductive and unattractive property into a productive use that is consistent with the character and scale of the neighboring properties. It would also infuse vitality into the Aspen Hill commercial district that would benefit the residents of our properties in several ways.

First, the new Wal-Mart store will bring jobs to the area that will potentially benefit our current and prospective residents. Moreover, the redevelopment of the property will provide our residents with economical shopping opportunities that will be helpful in these and more prosperous times. Finally, we expect that the improved retail district will be convenient for our residents and will make Aspen Hill a more dynamic and desirable place to live for renters and homeowners alike.

For these and other reasons, we believe that the Master Plan Amendment is warranted and will have a tremendously positive impact on the Aspen Hill area and its residents. As the application process moves forward, let us know if we can be helpful to your amendment efforts.

Best Regards,



Michael S. Meers
Executive Vice President
301-562-1669



J&L DONUTS, INC

September 4th, 2012

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee:

I am the owner of J&L Donuts, Inc in the Northgate Plaza Shopping Center and I couldn't be happier to see a Walmart come to Aspen Hill. The departure of BAE Systems in 2010 has significantly and negatively affected our bottom line. Because we are located in such close proximity to that building, we drew much of our business from employees and visitors.

When BAE left, we were forced to lay off a number of employees, as much as we hated to do it. Half a dozen full-time and part-time jobs were eliminated and those jobs have not come back to this day. In addition, due to the vanished customer base that BAE Systems had once provided, the lunch platform we also offered, Togo's Sandwiches began to suffer and by December of 2011 we extracted the entire concept from the store.

This community and our local businesses are in desperate need of additional customer traffic to our area, and I ask that you rehabilitate the old Vitro building into in a Walmart to provide the perfect solution to our needs.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Jesse Luis', is written over a set of horizontal lines.

Jesse Luis

13810 CONNECTICUT AVENUE - SILVER SPRING, MD 20906 - 301-438-2650 (a) - 240-582-9102 (f)

Aspen Hill Barber Shop
18858 Georgia Ave.
Silver Spring, MD 20906

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 5, 2012

Mr. Lee,

I am a small business owner in Aspen Hill, and I am excited to have Walmart as a neighbor. A Walmart will bring more patrons to our area as well as keep the current residents in Aspen Hill instead of driving to other counties to find their retail needs. This will help my business gain customers as well, and I am clearly in full support of more business to help my shop thrive.

Please use my support to continue in your efforts in rehabilitating the BAE site and provide our community the many benefits of a Walmart.

Sincerely,



Tam Doan, Owner
301-871-2663

Aspen Hill Florist
3833 Aspen Hill Road
Silver Spring, MD 20906

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September, 5 2012

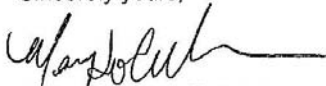
Bruce Lee -

My family has resided in Aspen Hill for generations. My mother has been a business owner in Aspen Hill since before I was born. I was raised here, and I have raised my family here. I currently own a shop in Northgate Shopping Center, directly across from the proposed redevelopment of the vacant BAE building. I only want what is best for my business as well as my community, and building a Walmart in this existing space is a positive for both.

I see Wal-Mart as a positive addition to our community and good for business. I know how great the increased customer traffic will be for my business as well as the other businesses near the BAE/Vitro site if a new Wal-Mart occupied the vacant space. In addition, our community desperately could use the new jobs that this Walmart would bring. I see so many unemployed young people these days hungry for work that just isn't there for them.

Not only would I shop there all the time because they offer good merchandise at reasonable prices but many of my customers have expressed to me that they would like to see this redevelopment happen. Please continue to revitalize our Aspen Hill community, and I urge you to support our neighborhood and our businesses by building a Walmart to the currently vacant BAE site.

Sincerely yours,



Mary Jo Ember, Owner
301-460-4900



A&L DONUTS, INC

September 5, 2012

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Dear Bruce Lee:

I am the Director of Operations for A&L Donuts, Inc in Aspen Hill, and I wanted to show my support for your intentions to redevelop the BAE site into a Walmart. I am aware that the area must be rezoned in order to complete this effort and I am in full support of this measure. Allowing retail zoning, and further a Walmart will be good for competition and consumer choice in Aspen Hill.

We are very excited at the thought of new development and increased traffic for my stores and for the entire community. In addition, the business community as a whole is excited with the possibilities and believes that we all will benefit from the additional customer traffic that Walmart will generate.

Walmart is an attractive place for many people to shop for various reasons such as price, quality and convenience. A new store in Aspen Hill will help to turn the area into a destination for many shoppers who now go elsewhere, including to other counties. If we can make our area into a viable shopping option, people will stay here to shop, and others who now see no reason to visit Aspen Hill will now find a compelling venue that attracts them.

Thank you for your time and please continue your efforts in revitalizing this space.

Sincerely,



Boris Lander

13810 CONNECTICUT AVENUE - SILVER SPRING, MD 20906 - 301-438-2650 (D) - 240-582-9102 (F)

Elise and Susan Park
Gigi's Cosmetics and Beauty Supplies
Northgate Plaza Shopping Center
Silver Spring, MD 20906

September 3, 2012

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Bruce Lee:

I am writing this letter in support of your redevelopment plans to bring more retail stores to the Aspen Hill area. As a local business owner, I would like to tell you that I am greatly looking forward to the increased customer traffic and the improvements that will come with the planned Walmart and the Kohl's.

I am very excited for this area to become a retail destination once again. These stores will bring new customers which will help all of us here in the plaza and the surrounding shopping centers as well. Local businesses have had a tough time staying afloat in last few years of economic recession, and adding fresh new retail options will only increase our customer base and level of patronage.

Please help our community by redeveloping the vacant BAE site and offering the benefits of a Walmart store to Aspen Hill.

Thank you,



Elise and Susan Park
Gigi's Cosmetics and Beauty Supplies
240-429-1532

Dollar Place
13854 Georgia Ave.
Silver Spring, Md. 20906

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 5th, 2012

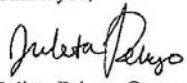
Dear Mr. Lee,

I thank you for the work that the Lee Development Group has done to bring vitality to the Aspen Hill community over many years. I ask that you use my support to move along with your plans for the redevelopment of the BAE site, and offer a Walmart to our community.

Make no mistake about it: I want the Walmart in Aspen Hill. It would give people more reason to come here to shop. Also, Walmart will attract people from places outside the immediate area, which will make this area a bigger attraction and increase the customers for my store. Other area business owners and I support you with this redevelopment because we welcome the patronage that it will bring to Aspen Hill.

We will continue to be active in our support for the redevelopment of the BAE site.

Thank you,


Julieta Pelayo, Owner
240-361-7452

Karen Preysnar
Aspen Hill Body & Brain Yoga
13878 Georgia Avenue
Aspen Hill, MD 20906
(301) 871-0480

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 12, 2012

Mr. Lee,

As a small business owner, I face many obstacles in advertising and bringing in a larger customer base. The addition of a Walmart would greatly benefit me in this area because of the new draw of customers to the Aspen Hill community.

Overall, I welcome the new customers to the area, I promote giving more retail options to Aspen Hill residents in order to keep them shopping locally, and am excited for the new job opportunities that Walmart can offer my friends and neighbors.

Thank you for your efforts in the redevelopment of our Aspen Hill neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. Preysnar', with a long horizontal stroke extending to the right.

Karen Preysnar

Ibrahima Daou, General Manager
Papa John's Pizza
13860 Georgia Avenue
Silver Spring, MD
(301) 603-0730

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 6th, 2012

Dear Mr. Lee -

I thank you for your company's projects which bring vitality to the Aspen Hill community in terms of retail shopping. In order to thrive as a retail shopping area, we must continue to provide new retail opportunities that will draw a larger and more satisfied customer base.

Please utilize the vacant BAE site for redevelopment. The old Vitro building is not currently being used and is an eyesore to the community that represents downtrodden economic times. Please revitalize this building with a Walmart in order to bring more shoppers to our area and help local businesses thrive alongside the new retail store.

Thank you,



Ibrahima Daou,
General Manager of Papa John's Pizza

Renell Grant
Tuesday Morning
13832 Georgia Avenue
Silver Spring, MD 20906
(301) 871-6207

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 7th, 2012

Mr. Bruce Lee -

I am the manager of Tuesday Morning, and am in support of adding a Walmart to the BAE site in Aspen Hill. The customer base that a Walmart brings because of its affordable groceries and products would be excellent for businesses near the BAE site, including our store.

We would greatly appreciate being a part of an area that can be considered a convenient shopping location that encompasses many different offerings for products and services. Adding a Walmart to the BAE site would benefit all of our commerce community as well as the residents of Aspen Hill and the nearby areas.

Thank you,



Renell Grant, Manager

Jerry Rosenbaum
Classic Hair Design
13826 Georgia Ave.
Silver Spring, MD 20906

September 7, 2012

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Bruce Lee:

First of all, I want to note that I've been doing business in Aspen Hill since 1966 and have seen many changes in the area. Northgate Plaza Shopping Center used to be one of the busiest shopping malls in Montgomery County, which is unfortunately not the case now. While some small business owners in the Center like me are still able to earn a livelihood, many are struggling to remain. There is nothing exciting in the way of large stores to attract shoppers. People pass our shopping center by because there is nothing to draw them in.

The addition of a Walmart will bring vibrancy back to this community, which we sorely need. Having a Walmart in particular, to attract shoppers will make this area a viable place to shop and do business again. We desperately need the stimulus that a Walmart will bring to Aspen Hill.

For these reasons, I ask you to continue to work to help the business owners in our neighborhood and offer a Walmart to our community.

Sincerely,

A handwritten signature in cursive script that reads "Jerry Rosenbaum". The signature is fluid and written in dark ink.

Jerry Rosenbaum
301-871-8200

Karen Preysnar
Body & Brain Holistic Yoga
13878 Georgia Avenue
Aspen Hill, MD 20906
(301)871-0480

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 6th, 2012

Mr. Lee,

As a small business owner, I face many obstacles in advertising and bringing in a larger customer base. The addition of a Walmart would greatly benefit me in this area because of the new draw of customers to the Aspen Hill community.

Overall, I welcome the new customers to the area, I promote giving more retail options to Aspen Hill residents in order to keep them shopping locally, and am excited for the new job opportunities that Walmart can offer my friends and neighbors.

Thank you for your efforts in the redevelopment of our Aspen Hill neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to be 'K.P.' followed by a long horizontal stroke.

Karen Preysnar

David Carpio
Cricket Wireless
13806 Georgia Avenue
Silver Spring, MD 20906
Northgate Plaza Shopping Center
301 460 1757

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 5th, 2012

Dear Mr. Lee,

The local businesses in our community would certainly benefit from the addition of a large retailer like Walmart in energy, convenience and product offerings. There is nothing like Walmart in the area and the customer base that will frequent the store because of these benefits, will bring an instant influx of patronage to the local businesses surrounding the redeveloped BAE site.

Please use my support in order to continue with the plans for vitalization to our Aspen Hill community by transforming the vacant BAE site into a thriving retailer like Walmart.

Thank you,



David Carpio, Owner
301 460 1757

My Mom's Place
13717 Georgia Ave.
Silver Spring, MD 20906

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 5th, 2012

Mr. Bruce Lee:

I've owned a business at the same location in Aspen Hill for 40 years. In fact, my business is one of the first of its kind to get an occupancy license in Aspen Hill. Contrary to what some may think, I would welcome Walmart in the area. It will absolutely bring more customer traffic for our local businesses, and I am in full support of the project.

I don't think you realize how tough it can be to survive in this area. Many people are working two jobs just to get by. A lot of those people live in apartments around Aspen Hill and don't have cars. They have to walk to shopping and only have Giant, which is too expensive for many. We need more options for affordable shopping and groceries and we need the healthy competition and the increase in customer traffic that the store would bring.

Please continue to show your concern for the needs of the businesses and residents of Aspen Hill, and bring a Walmart into the vacant BAE site.

Thank you for your consideration,



Loretta Ember, Owner
202-702-7628

A.J. Cole
Cole Funeral Services
4110 Aspen Hill Rd.
Rockville, MD 20853

September 5, 2012

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Dear Mr. Bruce Lee:

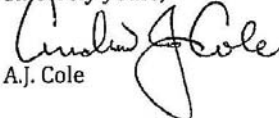
I have been a funeral director here in Montgomery County for 27 years. For most of my career—26 years—I worked with Collins Funeral Home. I recently opened my own funeral services business because the cost of burial had become so high that it is generally unfair and unaffordable for members of the Aspen Hill community.

I'm passionate about providing affordable services for people who need them, and that is the driving philosophy of my current business. When I look at Walmart, I see another business that falls right in line with this kind of thinking—quality products offered at fair and affordable prices. The community needs this Walmart but more than that, it deserves the chance to take advantage of all that Walmart can offer. Our community and our local businesses would welcome Walmart here.

I know that at times, it seems that the county government has inhibited growth and revitalization in our community, and I ask that you continue to push on with your redevelopment plans of the BAE site. As a funeral director in Montgomery County, I am uniquely aware of the county's inclination toward making it difficult for companies to do business here. In one of the largest counties, there are only six funeral homes in the most populated areas of Montgomery County, because the county has placed so many restrictions on funeral homes that they have made it nearly impossible to open one up. As a result, funeral homes here have disproportionately high volume that is almost unsustainable, and also a lack of competition to keep prices reasonable.

Therefore, I urge you to redevelop the BAE site in order to provide a Walmart to our community. It's time we encourage, not discourage, business in Montgomery County.

Sincerely yours,


A.J. Cole

Matthew Luis
4232 Landgreen Street
Rockville, MD 20853
240-505-3508

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Bruce Lee -

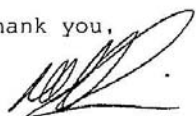
I am a resident of the Aspen Hill community and would like to support the continued growth of our area in terms of meeting the retail needs of our residents. The BAE /Vitro building is currently vacant and serves no benefits to the neighborhood, and would be an excellent location for more retail shopping offerings.

The residents of Aspen Hill are in need of new retail options in a convenient location and redeveloping the old Vitro building into a Walmart would be the ideal project to vitalize our neighborhood.

The Walmart would add access to competitively priced brands and a variety of goods that are not currently offered in a close proximity to our other retail stores. The development would not only appeal to the residents of Aspen Hill, however would bring nearby patrons to spend money in our local community.

I fully support the Vitro building to be rehabilitated into retail stores because I support positive enhancements to my community of Aspen Hill.

Thank you,



Matthew Luis

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

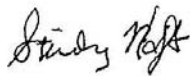
Mr. Lee –

Please take my full support in redeveloping the BAE/Vitro site in order to house a Walmart. The Aspen Hill community would greatly appreciate a better selection of brands at an affordable in our neighborhood. There are very few options for shopping, specifically for groceries. Walmart offers access to fresh, healthy foods, the "Great Value" brand as well as a greater selection at very affordable prices.

In order for our neighborhood to continue to grow, we need to revitalize this area and provide groceries at affordable prices for the residents. A Walmart store in the Vitro building would help many residents that cannot travel far, and be more convenient for those that do go out of Aspen Hill to get cheaper groceries.

Please put a Walmart in the old, vacant Vitro building, it will help our community greatly.

Thank you,



Stanley Haft
3118 Gracefield Rd Apt 316
Silver Spring, MD 20904
301-890-4415

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

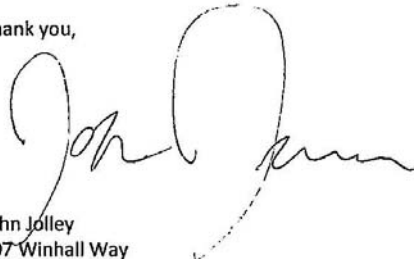
Mr. Lee, President –

I am writing a letter to support the revitalization of the vacant Vitro building in Aspen Hill. The building has been vacant for over two years, and our neighborhood is in need of new retail. These two factors support the need for redevelopment of this area. I am in full support of adding retail stores to this vacant space.

Retail stores will add more avenues for shopping among the area residents like me, and the rest of the community. The neighborhood could use a boost in patrons for the current stores and new retail options will draw new patrons to our area.

Please persist in redeveloping the vacant Vitro site so that Aspen Hill will continue to flourish as a community.

Thank you,

A handwritten signature in black ink, appearing to read "John Jolley". The signature is fluid and cursive, with a large loop at the end.

John Jolley
707 Winhall Way
Silver Spring, MD 20904
301-680-0480

Antonio & Maria Luis
4106 Landgreen Street
Rockville, MD 20853
(240) 423-3418

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Bruce Lee -

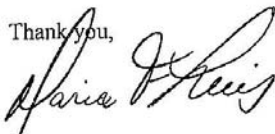
I am a resident of the Aspen Hill community and would like to support the continued growth of our area in terms of meeting the retail needs of our residents. The BAE /Vitro building is currently vacant and serves no benefits to the neighborhood, and would be an excellent location for more retail shopping offerings.

The residents of Aspen Hill are in need of new retail options in a convenient location and redeveloping the old Vitro building into a Walmart would be the ideal project to vitalize our neighborhood.

The Walmart would add access to competitively priced brands and a variety of goods that are not currently offered in a close proximity to our other retail stores. The development would not only appeal to the residents of Aspen Hill, however would bring nearby patrons to spend money in our local community.

I fully support the Vitro building to be rehabilitated into retail stores because I support positive enhancements to my community of Aspen Hill.

Thank you,



Maria Luis

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 1, 2012

Mr. Lee –

I would like to show support for bringing Walmart to the Aspen Hill community in the old, vacant Vitro building. Having a Walmart close by would allow the residents of our neighborhood access to a better variety of brands at very affordable prices.

As the Aspen Hill community continues to grow, we need to meet the demands in terms of retail and shopping opportunities. To have a huge, vacant building standing stagnant in our community for many years is a waste and it is time to bring new energy in terms of construction to our area.

Please continue to revitalize our community and bring new retail to the Vitro building soon.

Thank you,



Facia Dukuly
12513 Winexburg Manor Dr. #T1
Silver Spring, MD 20906
240-669-7593

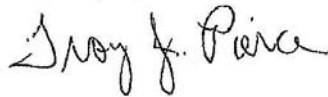
Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

August 31, 2012

Mr. Lee -

I would like to show my support for your plans to redevelop the BAE site/Vitro building in order to provide the structure for continued retail growth in our area. The building is antiquated and has been vacant for years. It makes perfect sense to rezone this building for a retail store so that we can have greater access to more brands of groceries and other products at a more competitive price. Redeveloping this stagnant space will bring a much needed boost to our area in terms of more jobs and more tax revenues. There are so many positives that come from adding retail in this vacant space, and I am very supportive of your plans for redevelopment.

Thank you,

A handwritten signature in black ink that reads "Troy F. Pierce". The signature is written in a cursive, flowing style.

Troy Pierce
3517 Singers Glen Dr.
Olney, MD 20832
301-570-3407

Michael Allen
13107 Matey Rd.
Silver Spring, MD 20906

August 29, 2012

Dear Mr. Bruce Lee,

I wanted to express my support for Lee Development Group's application to rezone the BAE for retail. I live very close to the current site. I see how unpleasant the site is to the community. We barely have options in that area and I have been urging Council members before to do what they can to ensure something beneficial comes to the property.

I really hate going to Kmart and there's no other choice around here. I'm sure your plans will be better than an empty, old building. More retail services are the compatible choice for my community and it will also bring more job opportunities. More retail choices would be good for the neighborhoods around here.

Thank you for submitting this application. Everyone I know would appreciate it. I hope that the Planning Board and County Council approve your application and put this site as a priority.

Thank you for your time.

A handwritten signature in black ink, appearing to read 'Michael Allen', written in a cursive style.

Michael Allen

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Bruce Lee --

I am a resident of the Aspen Hill community and would like to support the continued growth of our area in terms of meeting the retail needs of our residents. The BAE /Vitro building is currently vacant and serves no benefits to the neighborhood, and would be an excellent location for more retail shopping offerings.

The residents of Aspen Hill are in need of new retail options in a convenient location and redeveloping the old Vitro building into a Walmart would be the ideal project to vitalize our neighborhood.

The Walmart would add access to competitively priced brands and a variety of goods that are not currently offered in a close proximity to our other retail stores. The development would not only appeal to the residents of Aspen Hill, however would bring nearby patrons to spend money in our local community.

I fully support the Vitro building to be rehabilitated into retail stores because I support positive enhancements to my community of Aspen Hill.

Thank you,



Brendan Luis
13874 Georgia Avenue
Silver Spring, MD 20906
240-429-7138

Victor Aldana
13306 Arctic Avenue
Rockville, MD 20853
(240) 498-2801

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 8, 2012

Bruce Lee –

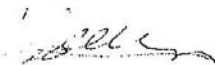
I am a resident of the Aspen Hill community and would like to support the continued growth of our area in terms of meeting the retail needs of our residents. The BAE /Vitro building is currently vacant and serves no benefits to the neighborhood, and would be an excellent location for more retail shopping offerings.

The residents of Aspen Hill are in need of new retail options in a convenient location and redeveloping the old Vitro building into a Walmart would be the ideal project to vitalize our neighborhood.

The Walmart would add access to competitively priced brands and a variety of goods that are not currently offered in a close proximity to our other retail stores. The development would not only appeal to the residents of Aspen Hill, however would bring nearby patrons to spend money in our local community.

I fully support the Vitro building to be rehabilitated into retail stores because I support positive enhancements to my community of Aspen Hill.

Sincerely,



Victor Aldana

Rosalina Vigarío
16401 Signature Court
Rockville, MD 20853
(240) 390-0116

September 7, 2012

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Bruce Lee -

I am a resident of the Aspen Hill community and would like to support the continued growth of our area in terms of meeting the retail needs of our residents. The BAE /Vitro building is currently vacant and serves no benefits to the neighborhood, and would be an excellent location for more retail shopping offerings.

The residents of Aspen Hill are in need of new retail options in a convenient location and redeveloping the old Vitro building into a Walmart would be the ideal project to vitalize our neighborhood.

The Walmart would add access to competitively priced brands and a variety of goods that are not currently offered in a close proximity to our other retail stores. The development would not only appeal to the residents of Aspen Hill, however would bring nearby patrons to spend money in our local community.

I fully support the Vitro building to be rehabilitated into retail stores because I support positive enhancements to my community of Aspen Hill.

Regards,

Rosalina P. Vigarío

Rosalina Vigarío

Norman Salins
14510 Homecrest Rd., Apt. 1003
Silver Spring, MD 20906
301-438-0145

August 26, 2012

Dear Mr. Lee,

I am happy to hear that you will be filing an application to provide more retail space in Aspen Hill, and I hope that it will be approved to move forward.

I think it's time my neighborhood has the benefit of accessing more stores and affordable retail nearby. Redeveloping the current abandoned building and replacing it with an option that will bring life to the community is great! Your application will open the doors for new shopping opportunities, especially for residents in the area.

The actions of County officials send bad messages about the County's attitudes towards jobs and businesses. But I believe if County officials accept this application, it will take a meaningful step in becoming a more business friendly county.

Again, I applaud your efforts to add vibrancy back to my community. It is much needed and the time is now. We cannot wait any longer.

Thanks,

A handwritten signature in black ink that reads "Norman Salins". The signature is written in a cursive, flowing style with a large initial "N".

Norman Salins

Ava Mikell
14112 Grand Pre Rd., Apt. 32
Silver Spring, MD 20906
301-460-3547

Lee Development Company
8601 Georgia Avenue
Silver Spring, MD

August 30, 2012

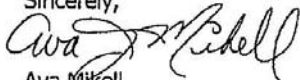
Dear Bruce,

I strongly support your company making an effort to bring positive economic choices to my community at the BAE site. I am so pleased to know that you are trying to increase the retail options for area residents to enjoy. I personally prefer variety in terms of my shopping choices. At the present, the Aspen Hill area is limited in terms of varied retailers. Your proposed plan would be a great addition to the area.

Also, a retailer such as Walmart, would create more jobs within the community. More jobs, would obviously decrease the unemployment rate and will also contribute taxes to the County for services.

I hope County officials recognize this need, help our community and provide an opportunity for a productive use of the Aspen Hill site. Thank you.

Sincerely,


Ava Mikell

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 1, 2012

Mr. Lee, President -

Thank you for your continued development of our Aspen Hill community. I am writing this letter show my support for utilizing the vacant Vitro building to house a retail store. The BAE site is run down and an eyesore to the community. It offers no jobs or tax revenues while it remains unused.

Please redevelop the Vitro building for retail so that the Aspen Hill community has a better selection of stores, products and groceries. The neighborhood is growing and we need more retail stores in order to suit the demand.

Thank you,

A handwritten signature in cursive script that reads "Brenda A. Johnston". The signature is written in dark ink and is positioned below the "Thank you," text.

Brenda Johnston
321 University Blvd Apt 317
Silver Spring, MD 20901
301-593-4968

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 1, 2012

Mr. Bruce Lee –

I am writing this letter to give my support to your company's plans to redevelop the Vitro building. The building is vacant and our area is in desperate need of more retail options. With both these factors in consideration, it makes perfect sense to redevelop this building into a retail store that offers groceries.

The Aspen Hill area is limited in their retail shopping options, and the vacant building is a location that is close by and amongst other retail stores. Please continue with your redevelopment plans to make positive gains in our community.

Thank you,

A handwritten signature in black ink, appearing to read "Doris Brown". The signature is fluid and cursive, with the first name "Doris" being more prominent than the last name "Brown".

Doris Brown
14200 Wolf Creek Pl. #2
Silver Spring, MD 20906
301-598-7874

Roger Berliner, Council President & and Members of The Montgomery
County Council;
100 Maryland Ave
Rockville, MD 20850

8/29/2012

I live in Leisure World. The proposed Wal Mart in Aspen Hill would help me with the costs of food, rx, clothing. Etc. since their prices are lower than any of the stores in this area. The only other stores in this area we have to shop in are 2 Giant Foods. This of course means they have no competition and THEY DO charge top dollar in these stores,

I am retired and live on a modest income. In fact, I have not received an increase in my pension since 2000. My income is being reduced every year by the shrinking dollar, which causes the cost of EVERYTHING to increase.

My hope is that you will allow this project to go forward. Not only for me but also for the County since it will bring income in the form of taxes and jobs for our residents.

It is a win, win, for everyone.
Thank you

Anna Rae Gerstel
3624 Gleneagles Dr. #1b
Silver Spring MD 20906

301-598-1143

A handwritten signature in cursive script, reading "Anna Rae Gerstel". The signature is written in dark ink and is positioned below the printed name and address.

Bruce Lee
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910

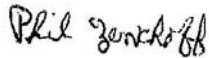
August 28, 2012

Mr. Bruce Lee,

Please take my support for your plans of redeveloping the existing office space which is currently abandoned at the BAE Site/Vitro building in Aspen Hill. The current vacancy is completely unproductive for our community. We are losing tax revenues as well as underutilizing the potential workforce that would be necessary for retail options in that spot. There are endless positive effects of the rejuvenation of the Vitro building into retail stores, but mainly it will bring a new burst of liveliness to our community. This vitality is essential in helping Aspen Hill reach its potential as a sustainable and consistently growing area for commerce and livelihood.

I ask that you continue on with your plans for the redevelopment of the BAE site/Vitro building for the betterment of our Aspen Hill community.

Thank you –



Phil Zenchoff
3702 Finsbury Park Dr.
Silver Spring, MD 20906
301-598-4732

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 1, 2012

Bruce Lee –

Please utilize my support in getting the proper zoning requirements in order to bring a Walmart to the BAE site in Aspen Hill. A Walmart store would offer many different brands that we are not able to obtain currently without driving many miles. Walmart also offers very affordable prices on these brands, and that would help many in our community who are on a fixed budget.

Please use my full support to bring our community what we need which is more retail options that can offer more brands at affordable prices, in a convenient location.

Thank you,

A handwritten signature in cursive script that reads "Agnes Abrams".

Agnes Abrams
3210 N. Leisure World Blvd. Apt 819.
Silver Spring, MD 20906
301-598-6081

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

August 31, 2012

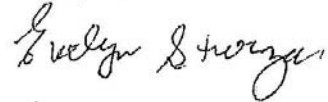
Mr. Bruce Lee --

Please accept my support of your plan to redevelop the vacant Vitro building in Aspen Hill. The need for more retail stores in our area is great, and utilizing a vacant space for a store like Walmart would be ideal.

The BAE site is the perfect location for new retail because it is currently a wasted space. Bringing a Walmart to that location would offer affordable brands that are not offered anywhere nearby. The location is in need of a makeover and redeveloping the space for retail would add to our community in great ways.

I fully support the continuation of your plans for the vacant Vitro building.

Thank you,



Evelyn Sturza
14801 Penfield Rd. #403
Silver Spring, MD 20906
(301) 598-1698

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

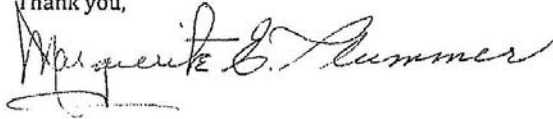
September 1, 2012

Mr. Bruce Lee -

I am writing this letter in support of your redevelopment plans for the Vitro building in Aspen Hill, MD. I think that the plan to utilize this vacant space for a retail store is a wonderful idea because it will bring new jobs to the area as well as more money being spent in our local community.

The Vitro building has been vacant for over two years, and it is holding the area back in terms of aesthetics and progress. Please continue with the plans for redevelopment and offer the residents of this community more options for retail shopping.

Thank you,

A handwritten signature in cursive script, reading "Marguerite E. Plummer". The signature is written in dark ink and includes a large, stylized initial "M" and a long, sweeping underline.

Marguerite Plummer
14801 Penfield Rd. #103
Silver Spring, MD 20906

*Sue Sandler & Morton Davis
15115 Interlachen Drive #603
Silver Spring, MD 20906*

*Bruce Lee
Lee Development Group
8601 Georgia Avenue
Silver Spring, MD 20910*

Dear Mr. Lee:

We are writing to express our support for efforts to replace the empty Vitro building with a new retail store. While we do shop at the Northgate and Aspen Hill Shopping Centers, we often can't get everything we need there. It would be wonderful to have more shopping options.

Our community is very eager for this rezoning. We find it unfortunate that there would be any objection to rezoning land that seems to be better suited as a retail destination than an office area. We hope you can make this happen and look forward to supporting your efforts.

Sincerely,

Sue Sandler Morton Davis
Sue Sandler & Morton Davis
240-242-3742

Bruce Lee
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910

August 28, 2012

Mr. Lee –

Please accept my enthusiastic support for your plans to renew our community morale through redevelopment of the abandoned BAE site. Aspen Hill is in need of revitalization and the vacant building and lot at the BAE site makes impeccable sense for our neighborhood.

There are so many benefits to rehabilitating this useless site into retail stores, specifically a store like Walmart. A retail store like Walmart would offer a more versatile selection of products and brands for the residents of Aspen Hill. A retail store with a reputation like Walmart would bring new customers to the area and help our local tax revenues. The stores could offer a more eclectic mix of jobs with multiple skill levels to help those have been struggling to find work in the Aspen Hill community.

There are many wonderful benefits to redeveloping the BAE site with retail stores, and you have my extreme support.

Thank you –



Mary Ann Genecki
15101 Interlachen Dr. Apt 1014
Silver Spring, MD 20906
301-598-3592

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

August 31, 2012

Mr. Lee –

I greatly appreciate your efforts of attempting to redevelop the Vitro building site in order to make our Aspen Hill community better.

We are in need of more retail shopping options that are convenient for our community, and bringing a Walmart to the old Vitro building is the exact revitalization we need for our neighborhood. Walmart offers brands that are not offered in any other store, for a great price. The location is perfect because we will be able to shop for many different products in one location because it is next to other chain and local retail stores.

Please continue your efforts in bringing a Walmart to the Aspen Hill community so we can have more convenient shopping options that will keep prices competitive.

Thank you,



Marvin Stone
15111 Glade Dr. Apt 2C
Silver Spring, MD 20906
301-598-0070

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

August 31, 2012

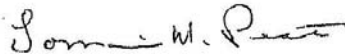
Bruce Lee –

Thank you for helping to build Aspen Hill into the wonderful community it is today. I wanted to show my support of your continued efforts to redevelop our neighborhood, specifically the old Vitro building at the BAE site.

The area is growing, and the new retail stores that are already in construction will bring vitality back to the community, however the vacant Vitro building is hindering our growth. The vacant space is a waste to the neighborhood, and providing more retail, specifically for groceries would be a wonderful addition to Aspen Hill. The new retail store would give us more shopping options, with more variety and competitive prices, which we are in desperate need.

Please bring new retail to the old Vitro building.

Thank you,



Lorraine Peat
15101 Interlachen Dr. #1015
Silver Spring, MD 20906
301-598-1829

Bruce Lee
Lee Development Group
8601 Georgia Ave, Suite 200
Silver Spring, MD 20910

Mr. Lee, President –

Please accept my willingness to support the rejuvenation of the Aspen Hill community by transforming the old Vitro building into a retail option for the neighborhood residents. The building, as it is unused, is a wasted space in our area, and can provide many more positive effects if it were utilized for a retail space.

The Aspen Hill community would be a better place to live and shop if there more retail options nearby. Please continue with your project of redeveloping the BAE site in order to help our community grow in both commerce and morale.

Thank you kindly –



Mary Tsai
15115 Interlachen Dr. Apt 602
Silver spring, MD 20906
301-438-3453

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

August 30, 2012

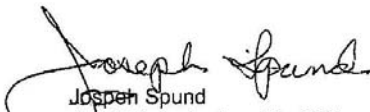
Mr. Lee -

I am writing to show my support for the redevelopment of the Vitro building that is currently wasting space in our community. The building has long been abandoned by the Vitro offices, and it is time to utilize this space for retail that will offer convenience and positive returns to our neighborhood.

Redeveloping this location specifically would give the residents of Aspen Hill, like me, an easy option for more competitively priced goods and services. We would spend money in our own neighborhood and our community would receive benefits from the local tax revenues, instead of traveling outside of Aspen Hill in order to find the brands that we need at the prices that are competitive.

Please redevelop the BAE site into a retail store so that our community can continue to grow into a great place to live.

Thank you,



Joseph Spund
15115 Interlachen Dr. 203
Silver Spring, MD 20906
240-669-7554

Bruce Lee, President
Lee Development Group
8601 Georgia Ave, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee –

Thank you for your attempts to revitalize the Aspen Hill area. I would like to show my support of the redevelopment of the old vacant Vitro building. The area is a waste to the neighborhood because it is not providing jobs or tax revenues to the community while it is vacant.

Please redevelop the BAE site in order to bring more positive momentum to the Aspen hill in terms of commerce as well as give out residents more options for retail at affordable prices in a convenient location.

I overwhelmingly support the redevelopment of the Vitro building for retail shopping options and I thank you for your service to the Aspen Hill community.

Thank you,

A handwritten signature in black ink, appearing to read "Ceil Winkler". The signature is fluid and cursive, with a small mark above the 'i' in Winkler.

Ceil Winkler
15115 Interlachen Dr. #601
Silver Spring, MD 20906
301-598-771

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

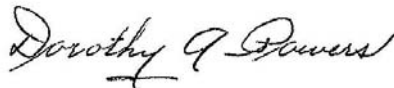
Mr. Lee –

Please redevelop the BAE site that was previously housing the Vitro office building. This unused space would be perfect for a retail store that could bring more affordable goods to the residents of Leisure World at a convenient location.

I am a resident of Leisure World, and we would be overjoyed to have more retail shopping options for a variety of brands at competitive prices. Because this building is not being used for any good for this community, offering retail at the BAE location would keep dollars in the Aspen Hill community and boost the morale of our area. The site would be rejuvenated and show growth in Aspen Hill as well as make the lives of me and many of my neighbors much easier.

I fully support the Vitro building to be rehabilitated into retail stores because I support positive enhancements to my community of Aspen Hill.

Thank you,

A handwritten signature in cursive script that reads "Dorothy Powers".

Dorothy Powers
15121 Glade Dr. Apt 1B
Silver Spring, MD 20906
301-438-3224

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Bruce Lee –

Please continue to revitalize our Aspen Hill community as your family and company has done for many years. The old Vitro site by the Home Depot is an excellent location to redevelop and you have my full support.

The space is of no use to anyone while vacant, and our community needs more retail options. Therefore, it makes perfect sense to add a retail store into the old building, and not only rejuvenate the area but brighten the community. The building will have visual appeal as well as help the residents tremendously with convenience and competitive prices.

This redevelopment is a win for our Aspen Hill community, and I support your efforts.

Thank you,

Persa Melas
15310 Pine Orchard Dr.
Silver Spring, MD 20906
301-598-1149

A handwritten signature in dark ink, appearing to read "Persa Melas", written in a cursive style.

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

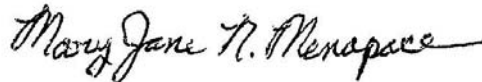
Mr. Lee -

I am writing this letter to let you that you have my support in redeveloping the BAE site in order to add retail stores to the old building that currently stands vacant.

I live in Leisure world and our community needs more access to retail stores that can keep prices competitive in the area. Currently there are only a few choices for retail, and many of us have to shuttle or drive outside of the Aspen Hill community in order to shop.

Redeveloping the old vacant Vitro building would be wonderful for our community and I appreciate your efforts.

Thank you,

A handwritten signature in black ink that reads "Mary Jane N. Menapace". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mary Jane Menapace
15310 Pine Orchard Dr. Apt 3B
Silver Spring, MD 20906
301-598-4918

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

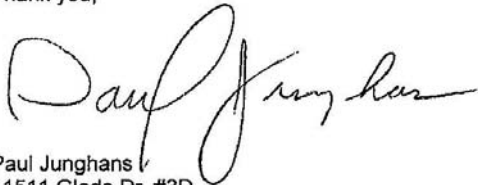
Mr. Lee --

I would like to provide my support for the redevelopment of the old, uninhabited Vitro building in Aspen Hill, MD. The building has been vacant for over two years, and the community would greatly benefit from the revitalization of this landmark in our community. The area is in need of more diverse job opportunities, greater selection of goods and more places for money to be spent locally.

Providing retail space in the old Vitro building would bring new energy to the community and offer our residents competitive prices on more available goods. The redevelopment is a positive for the community both in terms of the opportunity for financial growth in Aspen Hill, as well as the boost in community morale and vitality.

Please utilize my support to continue with the plans to redevelop the vacant Vitro building with new retail stores for the residents of Aspen Hill.

Thank you,

A handwritten signature in black ink, appearing to read "Paul Junghans". The signature is fluid and cursive, with a large initial "P" and a long, sweeping underline.

Paul Junghans
11511 Glade Dr. #3D
Silver Spring, MD 20906
240-558-4655

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee --

I wanted to take the time to write a letter of support in hopes of our community allowing a retail store like Walmart to be welcomed into the old BAE site in Aspen Hill. As a resident of Leisure World, it would be a perfect enhancement to our community in terms of the variety of brands they offer at affordable prices, and the ease of transportation to such a close location to our homes.

The BAE site has been outdated for many years, and has been vacant for the last few years as well. The opportunity for redevelopment at this site makes total sense in our community and will bring joy to many of our residents that travel far in order to purchase different brands and other retail options outside of our Aspen Hill community.

Please continue to better our community by revitalizing the old BAE site.

Thank you,



Selma Perry
15101 Interlachen Dr. #203
Silver Spring, MD 20906
301-598-4347

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee --

I am writing this letter in hopes that my support will help in continuing the project for redevelopment of the old Vitro building in Aspen Hill, MD.

The building as it currently stands is vacant and has been for the last few years. It is visually displeasing and offers no use to the community or our residents. If the building were redeveloped into a retail site that offered affordable prices and a variety of brands, the residents of Leisure World, like me, would be ecstatic. There is a great need for more shopping options that are close and convenient to Leisure world so that we can purchase the brands that we like at competitive prices without having to leave Aspen Hill.

Please take my full support of your efforts to bring the community more convenient retails shopping offerings because our neighborhood would be better for it.

Thank you,



Jane McElligott
3100 N. Leisure World Blvd. #428
Silver Spring, MD 20906
301-288-7236

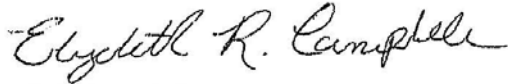
Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Bruce Lee –

I am a resident of Leisure World and would be very grateful for the redevelopment of the BAE Site onto a Walmart. I have been in the business world for many years, and it makes complete sense in terms of tax revenue and job creation for our community. On a personal note, it would help me and many of my neighbors tremendously because we would be able to find competitively priced groceries in a convenient location.

Please use my full support to redevelop the BAE site so that our Aspen Hill neighborhood residents can have better access to a better selection of stores and brands.

Thank you,

A handwritten signature in cursive script that reads "Elizabeth R. Campbell".

Elizabeth Campbell
15121 Glade Dr. Apt 1C
Silver Spring, MD 20906
301-438-3224

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

August 30th -

Mr. Lee -

I am writing this letter to show my support for making positive gains in our Aspen Hill community and offering retail stores in the currently vacant BAE site. This site has been abandoned some years ago, and the longer we leave it unused, the longer our community loses on potential tax revenues and dollars spent in our neighborhood.

Not only is the vacant building losing out on potential dollars for our community, but there are many residents of Aspen Hill that would be overjoyed by the convenience of this location for new retail shopping options.

Please redevelop the BAE site so that our community can continue to grow in a positive direction.

Thank you,

Mireille Koch
15301 Beaverbrook Ct. Apt 1C
Silver Spring, MD 20906
301-598-8833

A handwritten signature in black ink that reads "Mireille Koch". The signature is written in a cursive, flowing style.

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

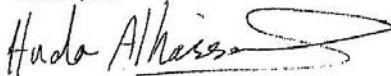
Dear Bruce Lee,

This letter is intended to support the redevelopment of the vacant BAE site in order to provide more retail options for the community. Using this space for new retail stores will offer many benefits to the neighborhood in terms of creating jobs and gaining tax revenue. As you know, this community is in desperate need of affordable shopping and new job opportunities.

Redeveloping the BAE site will enhance the Aspen Hill neighborhood by utilizing the vacant parking lot and building. This existing space, when vacant, is useless infrastructure that emits the perception of stagnant industry in our community. Enhancing the space to house revitalized retail stores will give Aspen Hill new energy that will draw in more patrons to the existing businesses that are nearby the BAE site.

The redevelopment of BAE site is a win for our community in many ways, and I am in full support.

Thank you,

A handwritten signature in black ink, appearing to read "Huda Alhassani", with a stylized flourish at the end.

Huda Alhassani
15115 Interlachen Dr. #1002
Silver Spring, MD 20906
240-242-3186

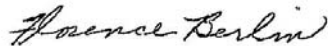
Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee:

I am writing to express my full support for your efforts to rezone the land which currently houses the vacant BAE/Vitro buildings. As a resident of Leisure World, I am eager for more shopping options in the area. I understand a Walmart is being discussed for this site, which is very exciting to me. I currently drive to Laurel to do my shopping at the Walmart there.

I think this is a "no-brainer," and I hope that we can quickly move to replace the eye sore that stands now with exciting new shopping that the entire community can benefit from.

Thank you very much for your commitment to this community.

A handwritten signature in cursive script that reads "Florence Berlin".

Florence Berlin
15115 Interlachen Dr. #1009
Silver Spring, MD 20906
301-598-6038

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

August 30th -

Bruce Lee -

This letter is provide support for your plans to bring a retail store like Walmart to the vacant BAE site in Aspen Hill, MD. Many in our community would greatly appreciate a store like Walmart in our neighborhood because it offers excellent brands like the "Great Value" brand at an affordable price. It would bring new jobs to the area in a time of need, and give many residents a convenient location to shop at the Walmart as well as the other local retail stores in that direct vicinity.

A new Walmart that would offer revitalization to our neighborhood instead of an old, vacant office building is logical and exciting for our community. Please continue to push for the redevelopment so that Aspen Hill can be a more enticing place to shop and live.

Thank you,



Joyce Chido
15115 Interlachen Dr. #806
Silver Spring, MD 20906
301-598-2186

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

August 30th -

Mr. Lee -

I fully support your efforts to redevelop the antiquated Vitro building at the BAE site into a new retail center. The current building is a complete waste to a community that is growing and demands more retail offerings. The building is not nice to look at, and remains a symbol of down times. Please revitalize this site so that our community can be rejuvenated with new growth and commerce. A new retail store at this location would be convenient, would offer competitive pricing for those who are unable to travel frequently out of Aspen Hill and would be a fresh new look for a community that is ready to grow.

Thank you,

A handwritten signature in cursive script that reads "Rae Simon".

Rae Simon
15115 Interlachen Dr. #615
Silver Spring, MD 20906
301-438-2402

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee --

Thank you for your continued efforts in helping Aspen Hill grow as a community and please keep offering new development in the area by rehabilitating the old BAE/Vitro building site. The current vacant building is antiquated and completely useless to our neighborhood because it hasn't been occupied in over two years. The site is the perfect location for new retail that would bring new jobs, tax revenues and convenient, affordable shopping to the residents of Aspen Hill.

The project to redevelop the old Vitro building into retail shopping would enhance our community and I fully support this endeavor.

Thank you,

A handwritten signature in cursive script, reading "Judy Friedman".

Judy Friedman
3100 N. Leisure World Blvd. #408
Silver Spring, MD 20906
301-598-3388

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

August 30, 2012

Mr. Lee –

Please accept my support for revitalizing the Aspen Hill community and developing the old BAE site into a retail store like Walmart.

Walmart offers unique brands at an affordable price, and the residents of Leisure World would greatly appreciate more retail options. The location is perfect in terms of convenience and would allow patrons to stay in Aspen Hill to shop, as well as frequent the other retail stores that are close to this location.

We would greatly appreciate more retail options in our area, and the redevelopment of the BAE site would make our community. Thank you for your efforts, and you have my full support.

Thank you,



Barbara Fisher
3615 S. Leisure World Dr.
Silver Spring, MD 20906
301-598-4533

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee --

Please continue in your efforts to redevelop the vacant Vitro building that has been abandoned for over the last two years. I offer my full support in making positive changes in the Aspen Hill community, and it starts with rehabilitating this old eyesore at the BAE site.

Redeveloping the site with new retail options would provide an instance positive charge to our community by adding a fresh new look of vitalization. Redeveloping the old, run-down building would exhibit positive changes in industry and commerce for our community and draw more patrons to spend in Aspen Hill, and not travel elsewhere in order to shop. It would also bring more patrons to our current stores, and offer convenience for those in my Leisure World neighborhood that have a hard time going far for groceries and other retail.

I offer my overwhelming support to redevelop the Vitro building into a fresh new retail store that will help our Aspen Hill community.

Thank you,



Ursula Costa
3346 Chiswick Ct. 2D
Silver Spring, MD 20906
301-598-7456

PS: I have been a Walmart customer over
15 years — my card # — — — 1933.

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Bruce –

I want to thank you for your continued support of bringing new development to the Aspen Hill area so that we can grow as a community, and I hope that you will continue your efforts by revitalizing the old vacant space that once housed the Vitro office building.

This site would offer the perfect location to offer retail because it is very close to other retail stores in the area, and currently is a total waste to the community. Retail stores in this building would give residents more choices for shopping at a very convenient location. It would allow residents to make multiple stops in that retail space and would draw more customers because of this convenience.

Please keep working hard for our community, and push to have retail stores in the Vitro building so that we can have more options when shopping, and keep our dollars in our community.

Thank you,

A handwritten signature in black ink, appearing to read "Beverly Palla". The signature is fluid and cursive, with a large initial "B" and a long, sweeping underline.

Beverly Palla
3346 Chiswick Ct. 2C
Silver Spring, MD 20906
301-598-9121

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

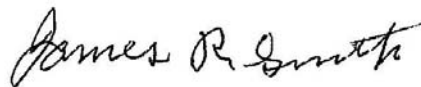
August 30, 2012

Mr. Lee –

I am writing this letter to support you in bringing more retail options to the Aspen Hill community. The old BAE site is not helping this neighborhood in any way because it has been vacant for so long. The space is wasted and is not offering jobs or tax revenues if it is left vacant, and it is time for a change. Redeveloping this building with retail stores would bring new jobs to the area for people who are struggling to find work, would keep our residents shopping in Aspen Hill so that the tax revenues stay local and would bring more business to our current retail stores.

The redevelopment of the Vitro site from an old, vacant, useless building to a brand new retail store is an absolute no-brainer and I support it unequivocally.

Thank you,



James Smith
3215 S. Leisure World Apt 1E
Silver Spring, MD 20906
301-438-7554

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 7, 2012

Bruce Lee –

I am writing this letter to support your plan to redevelop the currently vacant Vitro building into a new Walmart store.

A Walmart store would provide affordable prices and different brands that are not currently offered in our area, at a very convenient location in Aspen Hill. The area is in need of some fresh retail in order to vitalize our community.

I am very happy to support your plans of redevelopment and your continued success in bringing a Walmart to Aspen Hill.

Thank you,

A handwritten signature in black ink, appearing to read "Nancy Wyne". The signature is fluid and cursive, with the first name "Nancy" and last name "Wyne" clearly distinguishable.

Nancy Wyne
3609 Glen Eagles Rd
Silver Spring, MD 20906
301-438-0204

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

August 27, 2012

Dear Mr. Lee,

The vacant BAE site needs to be redeveloped to provide our community with new opportunities for retail shopping. The building could have been utilized for many years in order to provide tax revenues to the community and bolster local business; however it remains a wasted space portraying the economic downturn of the last few years.

Aspen Hill is a community filled with supportive neighbors wishing to revitalize our area, and adding retail to this space is an essential piece to enhance our options for local buyers as well as expand our draw from residents of nearby communities. I fully support the redeveloping of the BAE site for new retail options for Aspen Hill.

Please redevelop the vacant BAE site so that our community can flourish in retail expansion.

Thank you,

A handwritten signature in cursive script that reads "Margaret Meredith".

Margaret Meredith
15121 Glade Dr. Apt 1G
Silver Spring, MD 20906
301-598-5047

Dorothy Taylor
15121 Glade Dr, #2C
Silver Spring, DM 20906

Bruce Lee
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910

August 27, 2012

Mr. Lee:

Please accept this letter as an indication of my overwhelming support for new retail shopping in Aspen Hill. We should take this great opportunity to replace the vacant Vitro building, instead of allowing it to remain empty until the county revisits the Aspen Hill Master Plan in 2014.

I simply can't overstate the importance of convenient, affordable shopping choices. My neighbors and I are excited for the chance to have a Walmart – or any such store – in this location. In fact, I know a number of people who drive out of the county now to shop at the closest Walmart.

Again, I urge you to do all that you can to make sure our community can benefit from new retail shopping at the Vitro location.

Sincerely,



Dorothy Taylor
301-598-1627

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

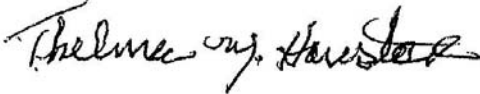
Dear Mr. Lee, President of Lee Development Group,

I am writing this letter in support of the redevelopment of the BAE site from office to retail. This rezoning will provide jobs and create vitality back in our neighborhood. It will be good for the community to reduce the vacant buildings in the area, and offer new opportunities for jobs and shopping.

I live in Leisure World and more choices for affordable groceries and shopping would be very convenient for me and my neighbors. It will offer a wide range of good products at affordable prices, as well as provide jobs for local residents.

Please support the redevelopment of the BAE site.

Thank you,

A handwritten signature in black ink, appearing to read "Thelma Houston", with a stylized flourish at the end.

Thelma Houston
15101 Interlachen Dr. #621
Silver Spring, MD 20906
301-598-2682

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

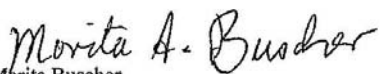
Dear Mr. Lee,

I am hoping this letter will provide you with support to rezone the BAE/Vitro site in order to provide access to new jobs in our area. Our community is in desperate need of new jobs and any options that will add vitality to the community. New retail stores in our area would provide many members of Aspen Hill the opportunity to work as well as bring more life into our community.

Putting retail stores where vacant buildings currently stand will provide many in our community access to work at the new stores, and have more positive reasons for people to come to Aspen Hill.

Please continue with the redevelopment of this community so that we can have more jobs in our neighborhood.

Thank you,


Marita Buscher
3556 Chiswick Ct
Silver Spring, MD 20906
301-598-5389

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee -

Please use my support for the redevelopment of the BAE site in order to provide more retail options for me and my community. I live in Leisure World and have few convenient grocery and retail options. There has been discussion of developing a Walmart in the existing vacant area and I am in full support of this venture. There is nothing like a Walmart nearby and the location is perfect to offer affordable groceries and other retail for our area.

Please help the Leisure World community by redeveloping this vacant space so that we can have more than one option for groceries and better access to more products at affordable prices.

Thank you,



Aliette Boulin
15100 Interlachen Dr. Apt. 626
Silver Spring, MD 20906
301-438-3229

Bruce Lee
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee, President –

This is my letter of support to you, Mr. Lee to please build retail stores in the vacant building next to the Home Depot. This building has been vacant for over two years and we need to add new growth to our community.

This is the perfect location to add more retail stores so that we do not have to look at a vacant building and can instead have options to shop. There are almost no options to keep the stores in our area competitive with their prices, and putting retail in stores in this spot would give me and my community neighbors the needed options for shopping.

Please take my support in providing more shopping options for our Aspen Hill community.

Thank you,

A handwritten signature in cursive script that reads "Helen Van Lowe".

Helen Van Lowe
3200 N. Leisure World Blvd #307
Silver Spring, MD 20906
301-438-7159

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

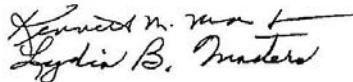
Dear Mr. Lee,

We support new zoning and redevelopment of the Aspen Hill Rd and Connecticut Ave intersection site. This vacant space could be much better utilized by retail stores. There are not many options for groceries and other retailers in the Aspen Hill area, and because the space is vacant, this would be the perfect opportunity to revitalize our neighborhood.

The possibility of introducing a retail store such as Walmart would offer convenience and affordable retail and groceries. We are residents of Leisure World and understand and support the opportunity to redevelop this area and provide more retail options for our community.

Thank you for your initiative to help our Aspen Hill community.

Thank you,

A handwritten signature in cursive script, appearing to read "Kenneth & Lydia B. Masters".

Kenneth & Lydia Masters
15100 Interlachen Drive Apt. 109
Silver Spring, MD 20906
301-598-4624


Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee, President –

I am writing this letter to show full support for the introduction of new retail stores to the vacant Vitro building on Connecticut Ave and Aspen Hill Rd. I am a resident of Leisure World, and my neighbors and I would appreciate more retail shopping choices in order to promote fair, affordable pricing. The most obvious retail option would be that of a store like Walmart in order to offer more options for brands at a more competitive price. Many of my neighbors travel outside of community in order to find more competitive prices on goods. These are dollars that should be kept local and tax revenues that should remain in our immediate community.

The area is in definite need of fresh revitalization and the old Vitro building is the most logical location for this redevelopment. Please use my support to push for the redevelopment of this vacant lot and building in order to provide new retail options to residents of Leisure world and the surrounding neighborhoods.

Thank you,



Chad Houck
15100 Interlachen Dr. Apt 621
Silver Spring, MD 20906
301-598-9074


Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee -

I want to show my support for new retail in the vacant Vitro building. I am a resident of Leisure world, and I have watched this area grow in terms of commerce, however we are in desperate need of more selection in terms of groceries. Adding retail, mainly a Walmart in the old, unused Vitro building would give our residents more shopping options at affordable prices. Walmart also offers a larger variety of brands, including their "Great Value" brand which is not offered at any other stores.

Please give the residents of our Aspen Hill community more retails options and more specifically more grocery options. We are in need of redevelopment for this purpose, and you have my full support in your efforts to revitalize the Vitro building.

Thank you,



Sally McCarthy
2900 N. Leisure World #311
Silver Spring, MD 20906
301-598-4480

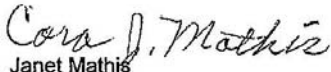
Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Bruce Lee, President –

I would like to give my support for the redevelopment of the BAE site that is currently vacant and visually displeasing for the Aspen Hill residents. The eyesore that is the obsolete building and lot on the BAE site property negates all the vitality that has been created by other adjacent properties and businesses.

Aspen Hill is a community filled with supportive residents that want to grow as a community and old, vacant buildings like that of Vitro inhibit our growth. Please allow the redevelopment of the BAE site so that the Aspen Hill community can better display the vitality of this neighborhood to those patronizing our businesses and those who pass through our community.

Thank you,


Janet Mathis
15310 Pine Orchard Dr. 1G
Silver Spring, MD 20906
301-924-3553

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

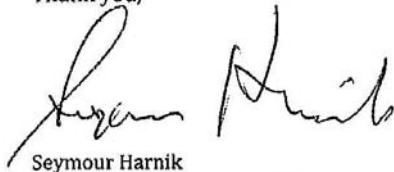
Dear Bruce Lee –

I thank you for your redevelopment in the area of Aspen Hill in order to continue to bring retail shopping and ultimately convenience to our community residents.

I am in full support of the continuation of the revitalizing efforts into the BAE/Vitro site because this building is also in need of a makeover. It is an old building and is currently unused and could be much more appropriately utilized as a retail store like Walmart.

In Aspen Hill, we need more options for retail shopping, specifically for groceries, and rehabilitating the Vitro building into a Walmart is the best avenue to help Aspen Hill grow.

Thank you,

A handwritten signature in black ink, appearing to read "Seymour Harnik", written in a cursive style.

Seymour Harnik
15100 Interlachen Dr Apt 309
Silver Spring, MD 20906
(301) 598-0050

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee –

I wanted to first thank you for your continual presence in developing business opportunities for Aspen Hill, MD and pledge my support to the redevelopment of the vacant BAE/Vitro site. The current state of the location exhibits a stagnant environment where flourishing retail businesses could be made available to the community.

The Aspen Hill neighborhood would greatly benefit from the addition of more retail opportunities to enhance the vigor in our community. More retail space would not only provide our residents with more options at competitive prices, but give the neighborhood fresh energy to enhance Aspen Hill as a viable shopping location. The redevelopment will minimize the amount of residents leaving town to spend money in other communities, and will bring more outside patrons to our neighborhood, adding to tax revenues that can be used for community growth.

The redevelopment of the dilapidated Vitro building is a must for the revitalization of our Aspen Hill community and I am an overwhelming supporter of the plan.

Thank you,



Paula Kendros
15310 Pine Orchard Dr. 2K
Silver Spring, MD 20906
240-221-3515

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

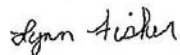
September 7, 2012

Mr. Lee -

I hope that this letter will offer you support in rezoning the vacant Vitro building in Aspen Hill into a Walmart store. The Aspen Hill community could desperately use a Walmart because of its competitive prices and its great selection of brands. The location would be convenient for the residents of Leisure World, as well as the growing neighborhood. The building is currently vacant and offers no benefit to the area as it currently stands, and the rehabilitation of the building into a new, modern Walmart makes sense for our community.

Please take my support in your revitalization project.

Thank you,



Lynn Fisher
3190 Adderley Ct
Silver Spring, MD 20906
240-478-9632

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Bruce Lee,

I want to offer my support for your attempts to rezone the Vitro building into retail space. I think this is very good for the community of Aspen Hill because it would utilize the old building that is hideous to drive by every day. It would use an existent space to offer the community the benefits of a Walmart store, which would be appreciated by so many residents.

A lot of my neighbors travel very far to shop at a Walmart, and others wish they could have more affordable groceries at a close, convenient location. The proposal for a Walmart store to be built in this space is an excellent plan, and I support it fully.

Thank you,

A handwritten signature in cursive script that reads "Frank E. Gonzalez".

Frank Gonzalez
15100 Interlachen Drive Apt. 1006
Silver Spring, MD 20906

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee –

I wanted to first thank you for your efforts in revitalizing the Aspen Hill area over the years with integrity. You have always kept the community and the residents at heart when making development decisions and it shows because Aspen Hill is still a great place to live.

I believe that your proposed plan to add a Walmart to the BAE site is another great development decision for the residents of Aspen Hill. It will give me and my neighbors a better selection of brands, as well as goods at a very affordable price. Many of us are on fixed incomes and are in great need of competitively-priced groceries and products. We do not have convenient access to these things currently and a Walmart would be the perfect solution.

Please use my support in going forward with your proposal -

Thank you,

A handwritten signature in black ink, appearing to read 'Suzanne Boden', written in a cursive style.

Suzanne Boden
3210 N Leisure World Blvd Apt 120
Silver Spring, MD 20906
301-438-6464

Bill & Kathy Brown
3346 Chiswick Ct. 2A
Silver Spring, MD 20906

Bruce Lee
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Dear Bruce Lee,

I am aware of the project to rezone the Vitro building in order to utilize the space for retail, and I am in full support of this venture. Please use my support letter in order to convince the zoning board that our community is in want and need of more retail options.

The intersection of Aspen Hill and Connecticut is the perfect location to add a Walmart store because it will add to the area's draw from outside residents. The Walmart will bring in new dollars and jobs for our community while offering our residents more affordable prices on groceries and goods.

The Lee Development group is the essential piece of ensuring that the retail brought to the community in the Vitro building, not only offers goods that are specific to our needs as a neighborhood, but also works with the community to ensure that Aspen Hill remains a great neighborhood to live. I am overly supportive of this measure and ask that you press on in your efforts to continue to grow Aspen Hill.

Thank you,

A handwritten signature in cursive script that reads "Bill & Kathy Brown". The ink is dark and the signature is fluid, with the last name "Brown" being more prominent.

Bill & Kathy Brown

Kathryn Fresilli
14800 Pennfield Circle
Silver Spring, MD 20906

Bruce Lee
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

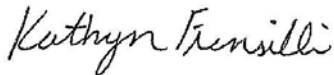
Mr. Lee –

I support your plans for bringing a Walmart to the Aspen Hill area. I think that the Vitro building which has been vacant for almost three years is the best location for the Walmart store.

The current vacancy is bringing down the revitalization of Aspen Hill, and we are in need of an upgrade. A new building in this space would be better to look at, offer more brands at better prices and would be extremely convenient in terms of the rest of the retail stores on that intersection.

This is a win for so many people in our community and I support the project totally.

Thank you,



Kathryn Fresilli

Melissa Escobar
13913 Parkland Dr.
Rockville, MD 20853

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

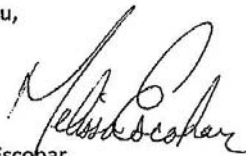
September 11th, 2012

Mr. Lee –

I live on Parkland Drive in the Aspen Hill community, and am in support of the plans to renew the Vitro building into a Walmart. The building as it stands is a wasted space because there have been no offices interested in utilizing the site. The vacancy has left the community with a massive eyesore that could be better utilized by offering a Walmart. The Walmart would bring more affordable groceries to the residents as well as offer jobs that will give a surge to the amount of people working and spending.

Please use my letter of support to ask the committee to please rezone that building site and make Aspen Hill a better neighborhood.

Thank you,

A handwritten signature in black ink, appearing to read 'Melissa Escobar', written over a horizontal line.

Melissa Escobar
13913 Parkland Dr.
Rockville, MD 20853

Lynnea Smith
13903 Parkland Dr.
Rockville, MD 20853

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 11th, 2012

Dear Bruce Lee --

I would like to offer my support of your plans for bringing a Walmart to the Aspen Hill area in place of the old Vitro building. I live very close to the current building and it is an eyesore for the community, and its deteriorating each passing year. The current building serves no purpose for the community, and only reminds those traveling by, of hard economic times.

It is time to revitalize the building so that the community can benefit from a working retail store like a Walmart instead of the wasted space that it currently utilizes.

Please continue to help our community through the construction of a Walmart at the Vitro site, and allow Aspen Hill to be a great retail destination in the county.

Thank you,



Lynnea Smith

Sharon Pitts
3904 Elby St.
Silver Spring, MD 20906

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 11th, 2012

Dear Bruce Lee –

I am a resident of Aspen Hill and completely support rehabilitating the vacant Vitro building site into a new Walmart store. The building is old, unused and ugly. It is giving the neighborhood no tax revenues, and offering no jobs to the community in its current vacant state. The likelihood of a new business wanting to utilize such an old building for offices is very small, and Aspen Hill is really not a destination for a company that needs many offices. Aspen Hill is becoming a retail destination for the county and a Walmart in this space would be the perfect match.

Thank you for understanding the needs of our community and please take my support in redeveloping the Vitro building into a Walmart to benefit our Aspen Hill neighborhood.

Thank you,



Sharon Pitts

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

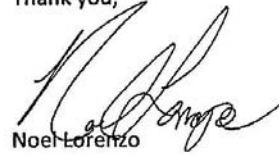
September 11th, 2012

Bruce Lee –

I am writing this letter in support of your redevelopment plans for the addition of a Walmart to the Aspen Hill community. The proposed site of the old Vitro building is a perfect location because the building is deteriorating and vacant. I can see the building from my house and it would be nice to have a new store as well as beautify the area in between the store property and our houses on Parkland Dr.

Rehabilitating this building would provide an injection of energy and vitality into the community, and adding a Walmart specifically would also offer our residents a convenient and affordable place to shop for our groceries.

Thank you,

A handwritten signature in black ink, appearing to read 'Noel Lorenzo', is written over the printed name.

Noel Lorenzo
13907 Parkland Dr.
Rockville, MD 20853

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Bruce Lee –

Please take my support to the zoning board in order to offer a new retail store in the old Vitro building. I think it is great for our community because it will revamp an old building that in its vacant form is a wasted space. It makes perfect sense to transform this old building into a new, retail store that will draw more customers from outside Aspen Hill to spend money here, as well as offer more convenience and affordable shopping for the current residents.

I thank you for your current efforts in developing Aspen Hill into a retail shopping destination for our residents, and I support the continuation of your project for the Vitro site.

Thank you,



Selma Kisseleff
2110 Bishop Castle Ct.
Olney, MD 20832
(301) 570-4470

Jean McGoldrick
3444 Cheswick Ct.
Silver Spring, MD 20906
301.438.2535


Bruce Lee
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Bruce Lee –

I am writing this letter in support of bringing a Walmart to the area of Aspen Hill, MD. I know that the residents of our community are in need of more retail destinations that would provide groceries at much more competitive pricing than what is currently offered. Many residents travel out of the community to spend money elsewhere because we do not have enough options, and this is not only a burden on the residents, but a loss of tax revenues for the community of Aspen Hill.

I am in full support of your work in Aspen Hill, and think that adding a Walmart can be the best project to date for our residents.

Thank you,

A handwritten signature in cursive script, appearing to read "Jean McGoldrick".

Jean McGoldrick

Bruce Lee
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee, President –

I am writing a letter to support your Development Group's plans to utilize the old Vitro/BAE site in order to revitalize the Aspen Hill area. We are in need of more competitive prices for groceries and goods in our local stores, especially for those who struggle to travel outside of Aspen Hill, and a Walmart in this unused space would be ideal.

I have been a resident of Aspen Hill for many years, and I love this community and want to stay here for many more years. As I get older, it gets harder to travel outside the local community for affordable groceries. The Giant is too expensive compared to other areas that have competition, and a Walmart would force the grocery prices in the area to be competitive.

I completely support your plans to redevelop the Vitro building with a Walmart, and thank you for your consistent support of our neighborhood.

Thank you,

A handwritten signature in black ink that reads "Donna Beauch". The signature is written in a cursive, flowing style.

Donna Beauch
3100 N. Leisure World Blvd.
Silver Spring, MD 20906
301-598-7015

Bruce Lee
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee, President –

This letter is to let you know that I completely support your project that would bring a Walmart to the vacant Vitro building in Aspen Hill, MD.

I am a resident of Leisure world and it is very hard for many of my neighbors to travel out of the local area to get groceries, however the groceries at the local stores are too expensive. There is not a very good brand selection and there is no competition for grocers in the neighborhood, so prices on healthy foods are an issue for many of us.

Your plan to add a Walmart to the Vitro space makes sense because it would give our community an affordable place to shop at a convenient location, in a place that would revitalize the neighborhood because it is currently a vacant building.

Thank you,



Nancy Clellan
12503 Grundy Dr.
Wheaton, MD 20906
301-933-3585

Madeleine Obecny
3346 Chiswick Ct – 1C
Silver Spring, MD 20906

Bruce Lee
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Bruce Lee –

I am in total support of the plans to add a Walmart to Aspen Hill, in the old Vitro building. This building is not adding any value to our community because it has been vacant for years. The need to allow retail in this building, especially because the suitor, Walmart, is ready to move in, is crucial for our community.

The project makes sense on many levels because it would bring jobs to the local area; where there are no jobs being offered while a building is vacant. It will provide affordable goods at a convenient location, where we are very limited currently on grocery stores in the neighborhood. And it will restore a large eyesore that has kept the revitalization efforts of our community weighted down.

Thank you for your proposal to redevelop the Vitro building into a Walmart and please use my support to show the zoning committee that we need this project to occur for the betterment of our community.

Thank you,



Madeleine Obecny

Bruce Lee
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Bruce –

Thank you for always keeping the residents of Aspen Hill in mind throughout your career of development in our area.

I am very supportive of your new project to bring a retailer to the Vitro building in Aspen Hill. Our area is in need of more retailers, specifically for groceries. It is very hard for many of the residents of Leisure World and even those without transportation to travel to different communities in order to shop for groceries.

Bringing a Walmart to the Vitro building is the perfect addition of affordable retail to our community. Please use my support to continue your efforts to revitalize the Aspen Hill neighborhood with new retail that will help the residents of our neighborhood.

Thank you,

A handwritten signature in cursive script, appearing to read "Leslie Wild".

Leslie Wild
3491 S. Leisure World
Silver Spring, MD 20906
240-669-7879

3115 Beckingham Ct
Silver Spring, MD 20906
240-242-3566

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Dear Mr. Lee –

I am writing a letter of support for the Lee Development Group's plans to rezone the old Vitro building into a retail space, specifically Walmart. Aspen Hill residents would greatly appreciate the benefits of a Walmart in the community. They have affordable prices and a greater selection of brands than most stores. The addition of jobs and the following that would bring money to our community is a win for so many in Aspen Hill as well.

Please use my letter of support in whatever means to show that the residents of Aspen Hill would greatly appreciate a retail store, specifically a Walmart in the old Vitro space.

Thank you,


Charles Cunningham

Frank Smith
3381 S. Leisure World Blvd 1C
Silver Spring, MD 20906
301-438-6446

Bruce Lee
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

Mr. Lee -

I am writing this letter to support your efforts in redeveloping the Vitro building for a Walmart store. This would help our community in two different ways. Firstly, we need more affordable groceries with more varieties in our local stores. The residents of our community would appreciate greatly, more competitive prices for goods that we rely on to live. Secondly, the current building is deteriorating and is a waste of space to the neighborhood. It is offering nothing productive in terms of tax revenue or jobs and in its vacant state makes the neighborhood look as though we are hurting economically. Please bring the Walmart to our community to help Aspen Hill grow into a retail destination that will be better for our residents and better for the growth of our county.

Thank you,



Frank Smith

Poleta Hutchinson
11550 Stewart Lane
Silver Spring, MD 20901

Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910

August 28, 2012

Dear Mr. Bruce Lee,

I am writing you to express my strong support for redeveloping the Aspen Hill site where BAE existed. Your initiative will bring retail and business to my community--- which is currently lacking.

I find that shopping in one place is convenient and the best way to get many errands done. Having a good amount of retail options nearby makes me excited. I especially like the idea of bringing retail to the community that will add more options for groceries, prescription medications, housewares items, sporting goods, electronics and other things I want to purchase. I currently buy all my merchandise online because of the lack of stores in my area. I would rather go and see the items in a store close to me than buying them online.

The current site provides no benefit to the community and needs to be considered as an opportunity for productive use, such as retail. Retail in that area will provide the right economic growth that is needed now in Montgomery County

I see no reason that the County should not give the BAE site a chance to be a benefit to the community. Again, I am happy to support your efforts to make Aspen Hill a vibrant community.

Sincerely,



Poleta Hutchinson
240-450-0221

**Rafael Martinez
4224 Parkland Dr.
Rockville, MD 20853
240-281-1064**

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

September 8th, 2012

Bruce Lee -

I wanted to support your plans for the Walmart placement in the Vitro building. I am a resident on Parkland Dr, and my house backs up to the old Vitro building. I believe that renovation to this building would help the community with affordable prices of groceries and I believe that the Lee Group, because of their commitment to the community will ensure that the Walmart is developed with the residents in mind in terms of visual appeal and noise level maintenance.

I thank you for you consistent development in Aspen Hill to grow our area, and support the continuation to make Aspen Hill a viable shopping area.

Thank you,


Rafael Martinez

JingQing Yan
13919 Parkland Dr.
Rockville, MD 20853

Bruce Lee, President
Lee Development Group
8601 Georgia Avenue, Suite 200
Silver Spring, MD 20910
301-585-7000

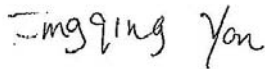
September 11th, 2012

Mr. Lee –

I would like you to use this letter in support of your project to redevelop the Vitro building in Aspen Hill into a Walmart store that provides affordable groceries and retail for our residents and the local surrounding communities. Aspen Hill is turning into a retail area that can provide many consumers with all their shopping needs. The old, vacant Vitro building is an essential piece to rehabilitate in order to provide a lively feel and look to complete the retail destination.

A Walmart store would give our residents an opportunity to work locally and give the residents an affordable place to shop. It will help our community in many ways and I support the project.

Thank you,



JingQing Yan

August 29, 2012

Mr. Bruce Lee
President
Lee Development Group
8601 Georgia Ave., Suite 600
Silver Spring, MD 20910

Dear Bruce,

I understand it is your intention to apply for a Minor Master Plan Amendment to rezone the BAE/Vitro campus from office to retail. I want you to know that I support this application and your efforts to redevelop the site.

The Aspen Hill area is a retail service area for the local community, offering a variety of goods and services. This site is located in a major transportation corridor, is well served by current roads and utilities, and is surrounded by retail and service uses that serve the nearby and broader community. The property is no longer an appropriate area for office uses, but it could contribute to the community's clear needs for additional shopping opportunities.

In my view, the site should be reevaluated for zoning under which it can be put into a productive use, one that's more compatible with the neighborhood than the current potential uses. In addition, a new use would provide jobs and other economic benefits for the county. For example, its current condition means a revenue loss to the county due to reduction in assessed value and resulting taxes.

A more appropriate use should be found that would enhance the identity of this community. This process is a sound means to that end and I hope your application will be accepted.

Sincerely,



Trish Rimo
10304 Eastwood Ave.
Silver Spring, MD 20901
202.669.8835

August 29, 2012

Bruce Lee
President
Lee Development Group
8601 Georgia Ave., Suite 600
Silver Spring, MD 20910

Dear Bruce,

I am writing to confirm my support for your application for a Minor Master Plan Amendment to the Planning Board to rezone the BAE/Vitro campus in Aspen Hill from office to retail.

This motion makes eminent sense to me as a long-time resident to the area who has seen numerous changes, including to the Aspen Hill area. This is not an office park, nor was it ever meant to be, and this rezoning of a small part of Aspen Hill will make it a stronger retail destination. It's clear that over the years since the last master plan, that is what has developed and that, I think, is what the county should act to strengthen and support.

As you know, this site is located in a major transportation corridor and adjacent to retail and service uses. The existing building has had one user since it was built in the 1960s, is obsolete, and its continued vacancy is a blight on the neighborhood. The site should be reevaluated for placement in a zone where it can be put into a productive use that is more compatible with the neighborhood than the current potential uses.


The chance to redevelop and replace the existing building will enhance the neighborhood's vitality, as well as provide jobs (especially to residents of the Aspen Hill area) and other economic benefits for the county.

As I understand the Master Plan Amendment process, it will look at what is the appropriate land use under the conditions that exist today, not decide how or who occupies the retail space. Furthermore, it will examine conditions and needs of the Master Plan area today in comparison to those that were planned for and/or expected when the plan was formulated 17 years ago.

The Master Plan Amendment process also is designed to respond to needs that are more immediate, without the long, drawn-out full master plan review. For this, I applaud the Council; 20 years is much too long to wait under today's rapidly changing economic conditions. This is an excellent means of responding to an economic development opportunity, the need for which could not have been foreseen by the earlier planning process.

If there is a more pressing case for this process in the county, I'm not aware of it, and your efforts have my full support.

Sincerely,



Michael E. Diegel
10304 Eastwood Ave.
Silver Spring, MD 20901
202.302.3043

SJVGreens

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Broken windows syndrome

William D. Eggers and John O'Leary

Policy Review

Fall 1995, Number 74

Excerpt:

'In a 1982 Atlantic Monthly article titled "Broken Windows," James Q. Wilson and George Kelling argued that disorder in a community, if left uncorrected, undercuts residents' own efforts to maintain their homes and neighborhoods and control unruly behavior. "If a window in a building is broken and left unrepaired," they wrote, "all the rest of the windows will soon be broken. . . . One unrepaired window is a signal that no one cares, so breaking more windows costs nothing. . . . Untended property becomes fair game for people out for fun or plunder."

'If disorder goes unchecked, a vicious cycle begins. First, it kindles a fear of crime among residents, who respond by staying behind locked doors. Their involvement in the neighborhood declines; people begin to ignore rowdy and threatening behavior in public. They cease to exercise social regulation over little things like litter on the street, loitering strangers, or truant schoolchildren. When law-abiding eyes stop watching the streets, the social order breaks down and criminals move in.

"Stable neighborhoods can change in a few months to jungles," declare Wilson and Kelling. Disorder also can have dire economic consequences. Shoppers will shun an area they perceive as being "out of control." One study analyzing crime in 30 different areas found that the level of disorder of a neighborhood -- more than such factors as income level, resident turnover, or racial makeup -- was the best indicator of an area's lack of safety.'

St. Joe Valley Greens, South Bend, IN

Exhibit E

Meetings with Aspen Hill Community

Aspen Hill Civic Association Board of Directors	November 17, 2011
Town Hall with Aspen Hill Residents	January 18, 2012
Meeting with Aspen Hill Business Owners	March 8, 2012
Presentation to Aspen Hill Civic Assn General Membership	May 9, 2012
Leisure World INFORCE Club – 75 Residents	November 14, 2011
Leisure World Government Affairs Committee meeting	February 27, 2012
Leisure World Town Hall – Nearly 200 residents	May 1, 2012
Small group meeting with members of Bel Pre Civic Association	December 14, 2011
LEDC – Manny Hidalgo	January 18, 2012
IMPACT Silver Spring – Ronnie Galvin	February 15, 2012
CASA de Maryland – Gustavo Torres & Kim Propeack	May 2, 2012

Exhibit F



Kimley-Horn
and Associates, Inc.

Memorandum

To: Bruce H. Lee
Lee Development Group

William Kominers
Lerch, Early & Brewer, Chtd.

From: Edward Y. Papazian, PE
Andrew Smith, EIT
Kimley-Horn and Associates, Inc.

Date: June 4, 2012

Subject: Traffic Comparison of BAE/Vitro Aspen Hill Property

■
Suite 400
11400 Commerce Park Drive
Reston, Virginia
20191

Introduction

This memorandum presents a comparison of trip generation and capacity analysis between the existing 265,000 square feet of office space and a single story retail use on the BAE/Vitro property located in the northwest corner of Connecticut Avenue and Aspen Hill Road.

Trip Generation

Trip generation rates were taken from the Local Area Transportation Review and Policy Area Mobility Review (LATR and PAMR) Guidelines for the office and from the ITE Trip Generation Report, 8th Edition for the retail use. The land use category "free-standing discount superstore" (ITE Land Use Code 813) was utilized for the retail trip calculations. Pass-by percentages for the retail use were taken from the ITE Trip Generation Handbook, 2nd Edition for Land Use Code 813. **Table 1** shows the trip generation for the 265,000 square feet of office space and for the 118,000 square feet of retail.

■
TEL 703 674 1300
FAX 703 674 1350

Table 1: Site Generated Traffic Volumes							
Land Use	Quantity	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing Office	265,000 SF	385	58	443	68	334	402
Proposed Single Story Retail Use	118,000 SF	110	87	197	267	277	544
Pass-By (28%)		-31	-24	-55	-74	-78	-152
Net Retail Trips		79	63	142	193	199	392
Net Reduction/Net Increase with Retail Use		(306)	5	(301)	125	(135)	(10)

These figures show that the retail will generate significantly fewer trips in the AM peak hour and slightly fewer trips in the PM peak hour compared to the office use.

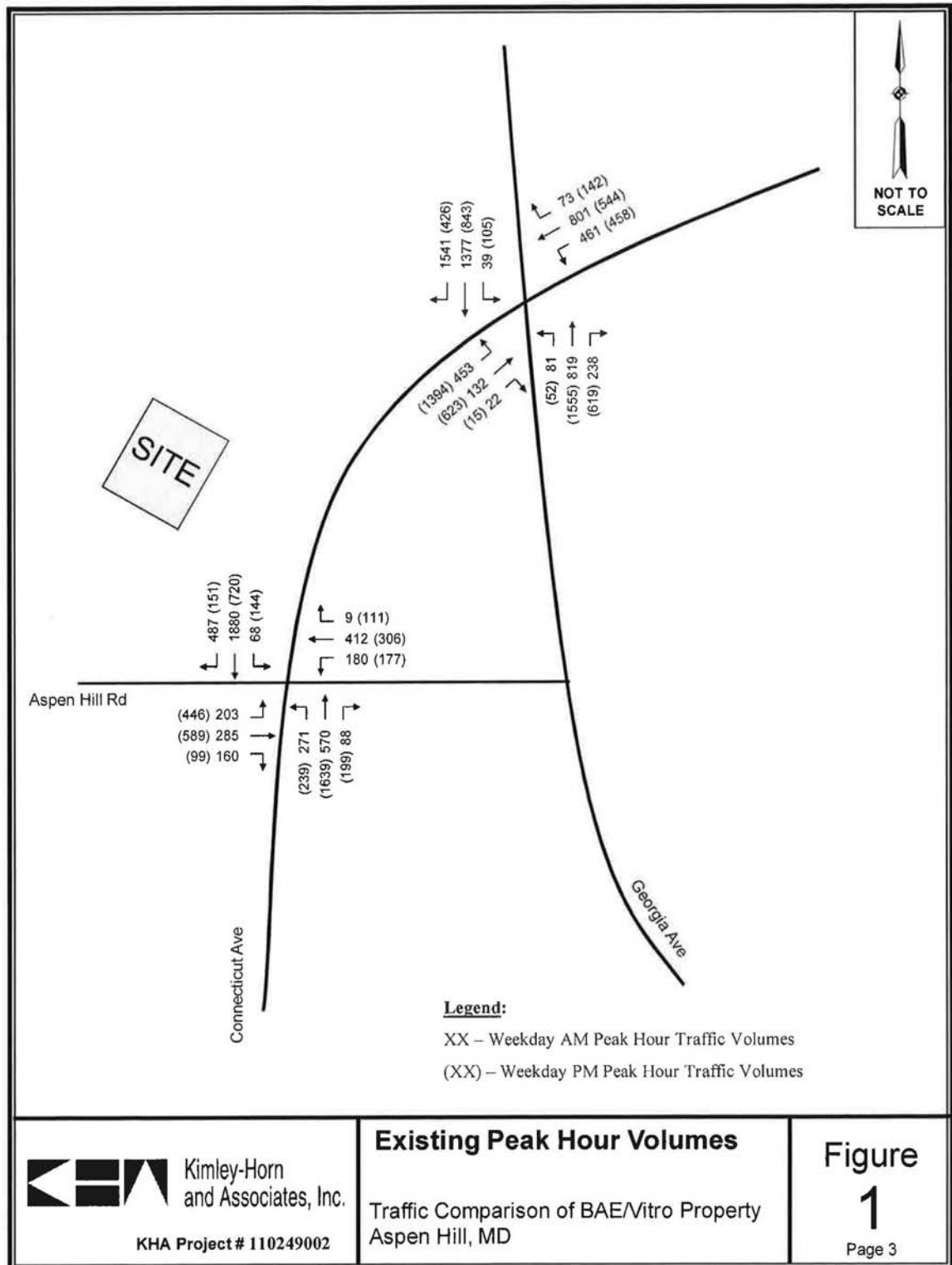
Capacity Analysis

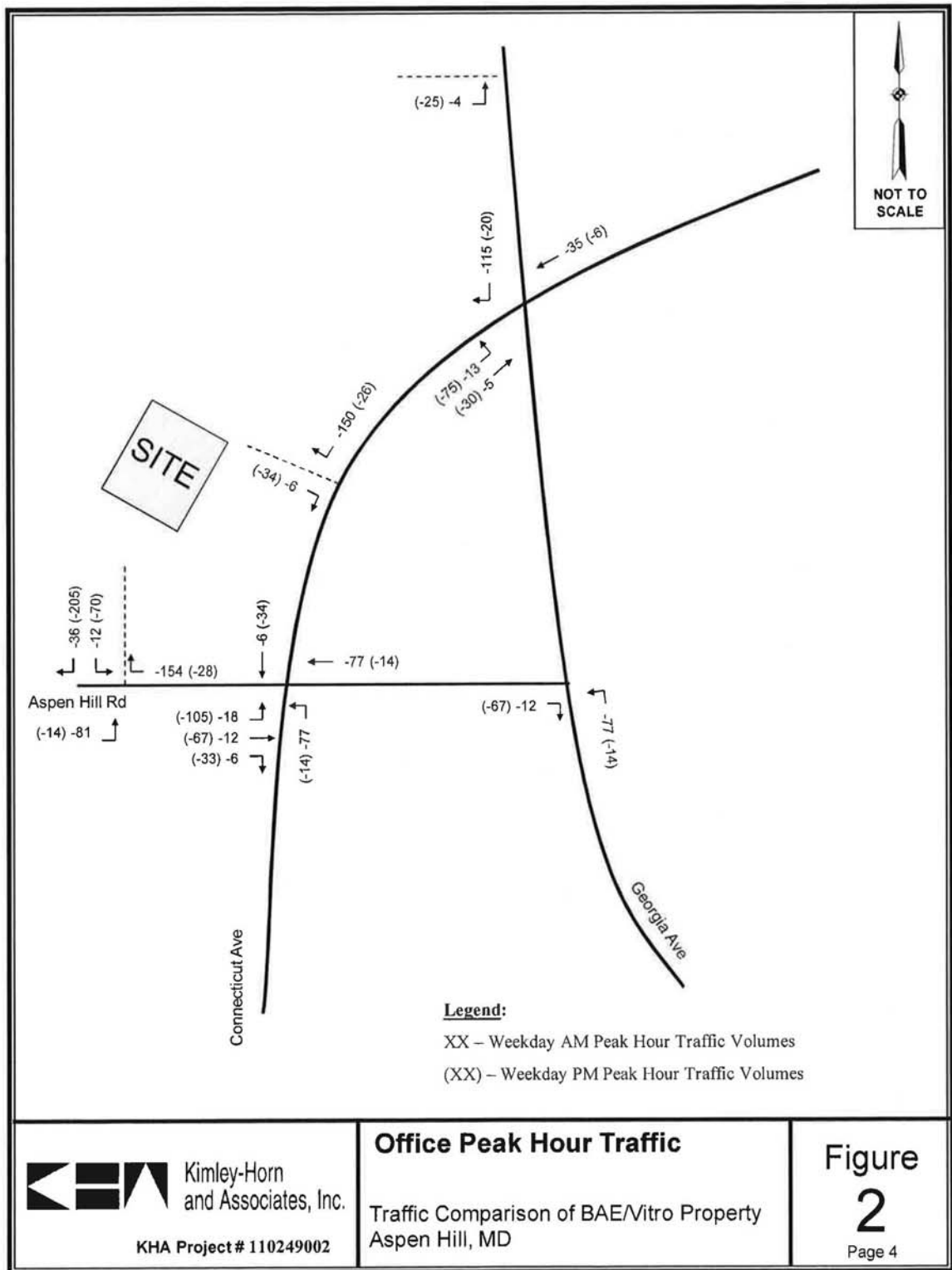
Existing peak hour traffic counts at the nearby intersections of Georgia Avenue and Connecticut Avenue and of Aspen Hill Road and Connecticut Avenue were obtained from M-NCPPC files. These counts were performed in May 2006. This represents a period of high occupancy in the study area. There was virtually full occupancy of retail centers and full occupancy of the subject office building. As a result, these May 2006 traffic counts represent a worst case condition in terms of traffic. They provide a reasonable basis to compare the effects of the 265,000 square feet of existing office space and the possible development of 118,000 square feet of retail use. The May 2006 existing traffic counts at the two intersections are shown on **Figure 1**.

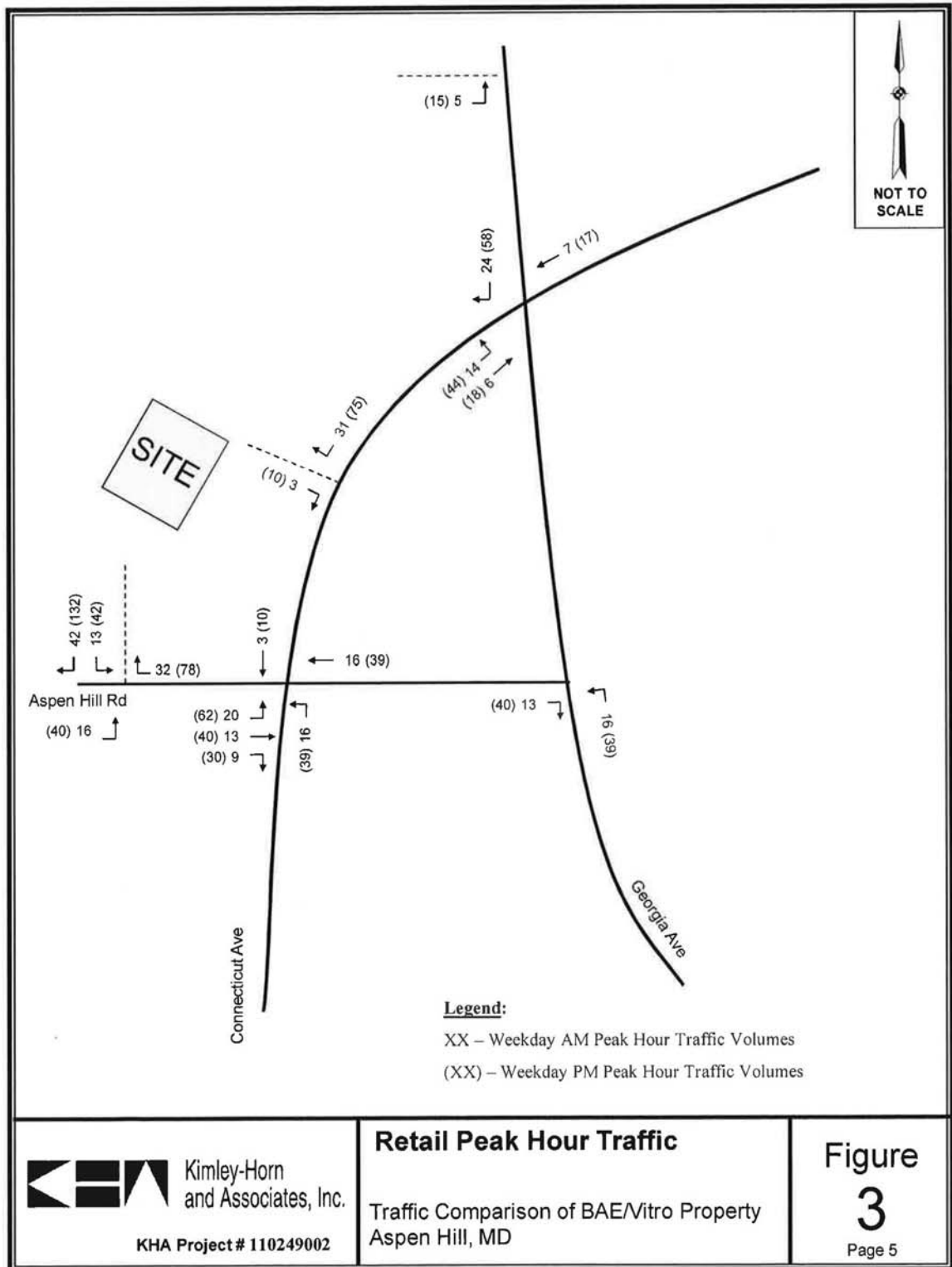
Intersection capacity analyses were performed at these intersections with the full occupancy of the existing office building and with the substitution of the retail on the property. The analyses with the office use were based on the May 2006 peak hour traffic counts. The capacity analyses with the retail use were based on subtracting the office trips and adding the trips generated by the 118,000 square feet of retail.

The subtraction of the office trips at the intersections is shown on **Figure 2**. The addition of the retail trips is shown on **Figure 3**. The resulting peak hour traffic volumes with the retail use are shown on **Figure 4**. Figure 4 also includes pass-by trips associated with the retail use.

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Kimley-Horn
and Associates, Inc.

KHA Project # 110249002

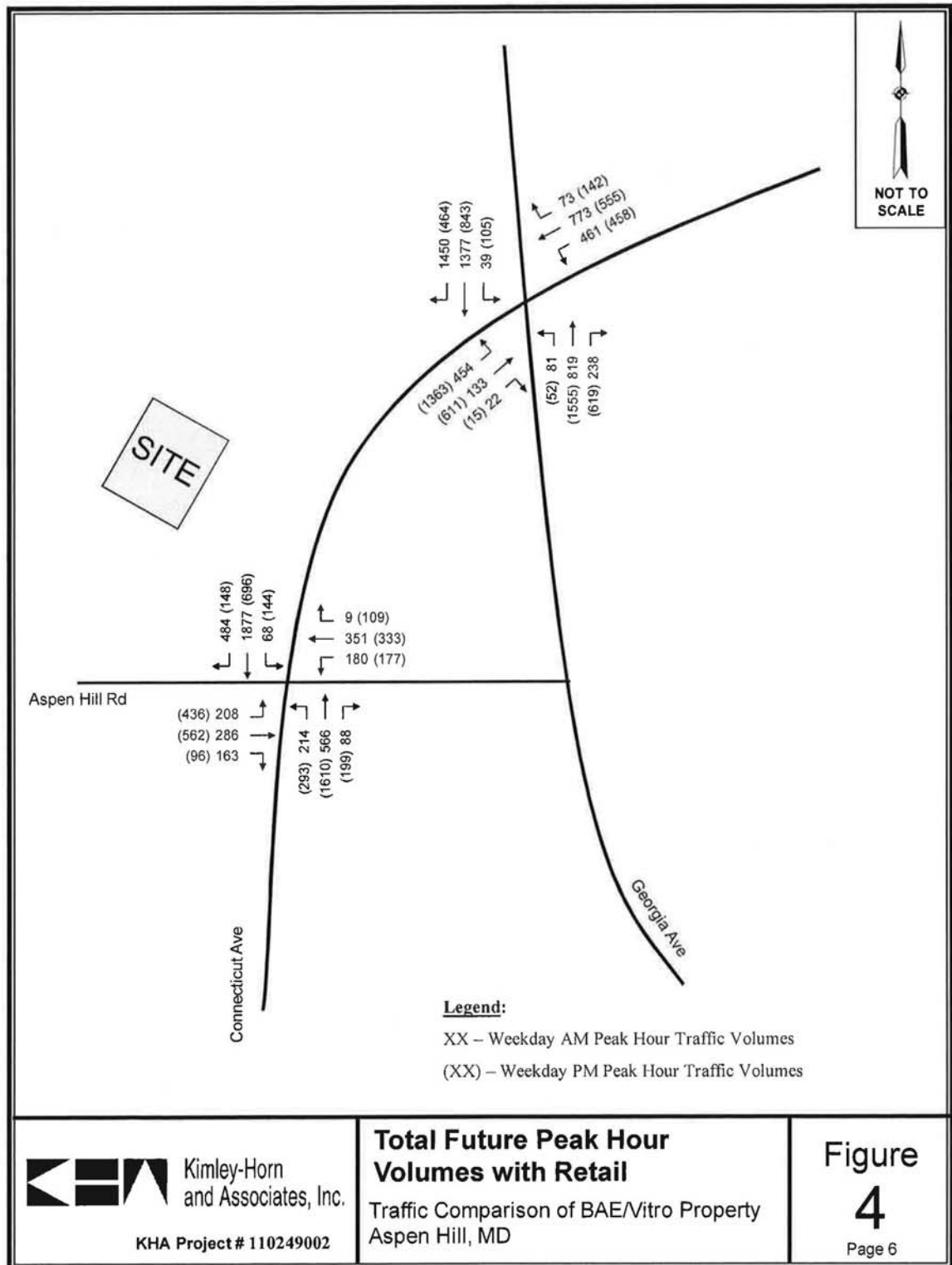
Retail Peak Hour Traffic

Traffic Comparison of BAE/Vitro Property
Aspen Hill, MD

Figure

3

Page 5



Kimley-Horn
and Associates, Inc.

KHA Project # 110249002

Total Future Peak Hour Volumes with Retail

Traffic Comparison of BAE/Vitro Property
Aspen Hill, MD

Figure

4

Page 6



The results of the capacity analyses with the office use and with the retail use on the property are shown in **Table 2**.

Table 2: Intersection Capacity Analysis Results						
Intersection	Existing Office on Property		Proposed Retail on Property		Difference with Retail	
	AM	PM	AM	PM	AM	PM
Georgia Avenue and Connecticut Avenue	1299	1539	1242	1531	(57)	(8)
Aspen Hill Road and Connecticut Avenue	1446	1417	1405	1410	(41)	(7)

The results show the following:

1. At Georgia Avenue and Connecticut Avenue, in both existing (office) and proposed (retail) conditions, the intersection operates within the congestion standard of 1475 in the AM peak hour and above the congestion standard of 1475 in the PM peak hour.
2. At Aspen Hill Road and Connecticut Avenue, in both existing (office) and proposed (retail) conditions, the intersection operates within the congestion standard of 1475 in both the AM and PM peak hours.
3. In both the AM peak and PM peak hours, both intersections will operate at a lower critical lane volume, and therefore better, with the retail use as compared to office use on the property.

Conclusions

It is concluded that the proposed 118,000 square foot of retail use will generate fewer net trips in both the AM and PM peak hours compared to office use on the property. In addition, the nearby major intersections of Georgia Avenue with Connecticut Avenue and Aspen Hill Road with Connecticut Avenue will operate with lower critical lane volumes, and therefore less congestion, during both the AM and PM peak hours with development of the retail in place of the office use.